



For Sale

No. 22, Market Street, Ulverston, Cumbria, LA12 7LR

758 Sq Ft | 70.42 Sq M

£135,000

- PRIME LOCATION
- NEW LEASE FROM JAN 24
- 7% YIELD
- £135,000 FOR THE FREEHOLD INVESTMENT

Description

Situated on Market Street, one of Ulverston's main shopping streets. This investment offers a prime retail unit with space over ground floor with a double aspect glazed frontage. The property is currently let to a confectionary retailer on a new 5 year lease.

Location

Located in the heart of Ulverston on Market Street, close to Boots, Greggs and other well established independent retailers. Ulverston is an attractive Market Town situated on the Furness Peninsula approximately 8 miles from Barrow, 26 miles from Kendal and J36 of the M6 motorway.

Accommodation

Area	SQ FT	SQ M
Ground Floor	380	35.3
Basement	378	35.12
Total	758	70.42

Services

We understand the property is connected to mains water and electricity.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is currently let on a new 5 year lease from January 2024 at a passing rent of £10,000 per annum.

Money Laundering

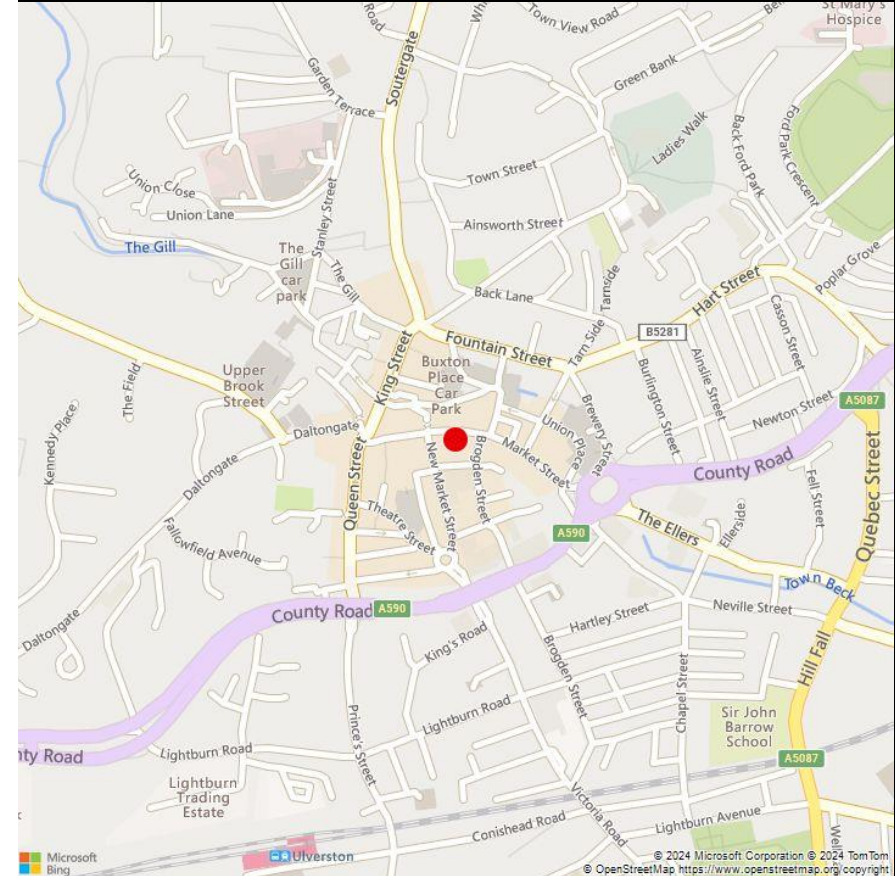
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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