

TO LET

- ✓ Two-storey commercial property
- ✓ Suitable for a variety of commercial uses
- ✓ Heritage station with original features
- ✓ Potential to tap into station and non station footfall
- ✓ Prominent position at the station entrance/exit

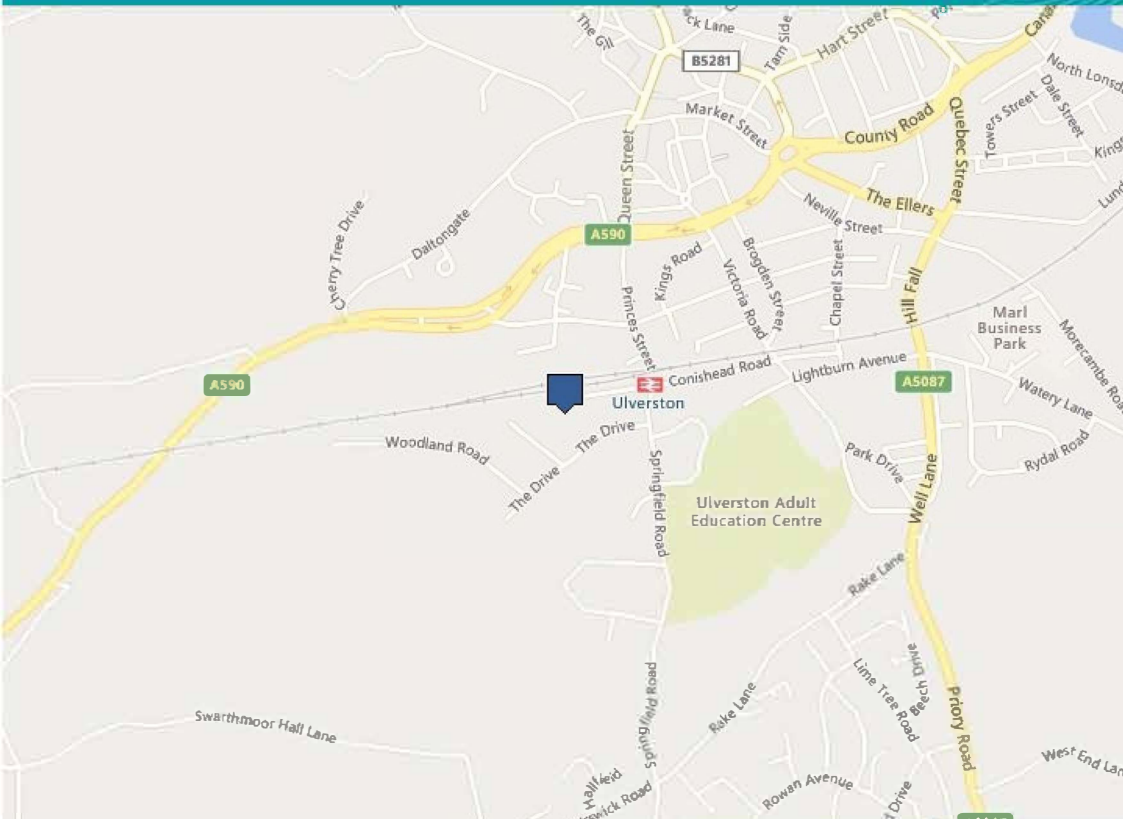


Ulverston Railway Station, Station Approach, Ulverston LA12 0DP

Commercial Opportunity

482 Sq Ft
(45 Sq M)

Ulverston Railway Station, Station Approach, Ulverston LA12 0DP



DESCRIPTION

On behalf of Northern, the opportunity is a two-storey building within the grounds of Ulverston railway station. Northern are inviting proposals for a variety of commercial uses.

EPC

EPC - TBC

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

Ulverston railway station is a Grade II listed railway station that serves the town of Ulverston in Cumbria, England.

The station is served by local services from Lancaster to Barrow-in-Furness and by services from Preston and Manchester Airport.

Ulverston railway station has an annual estimated footfall figure of 307,416 pre-COVID.

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

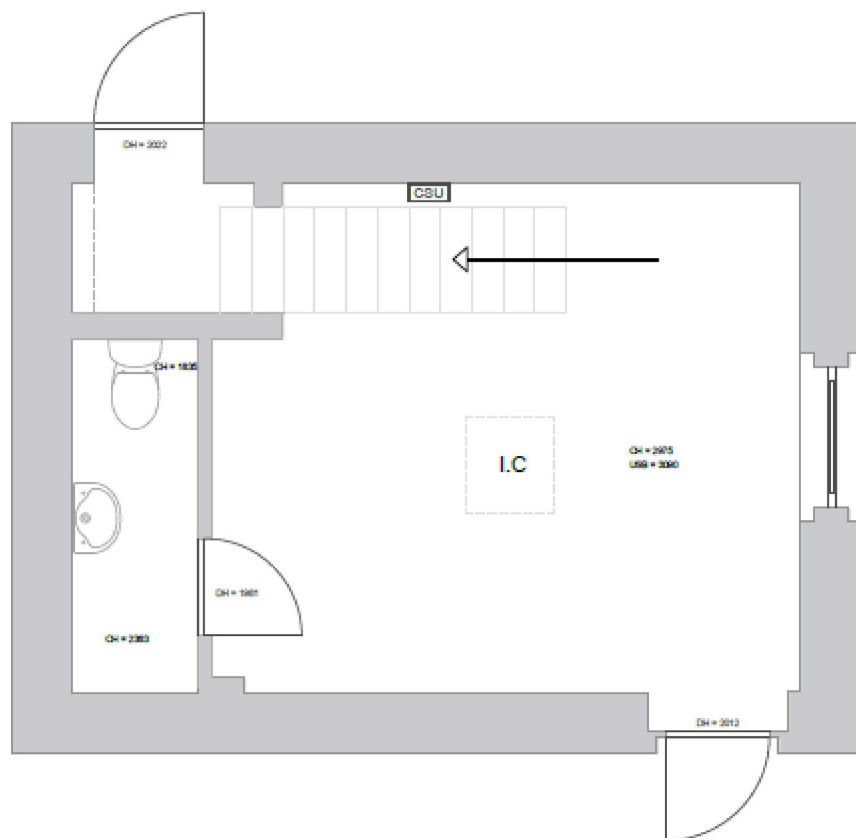
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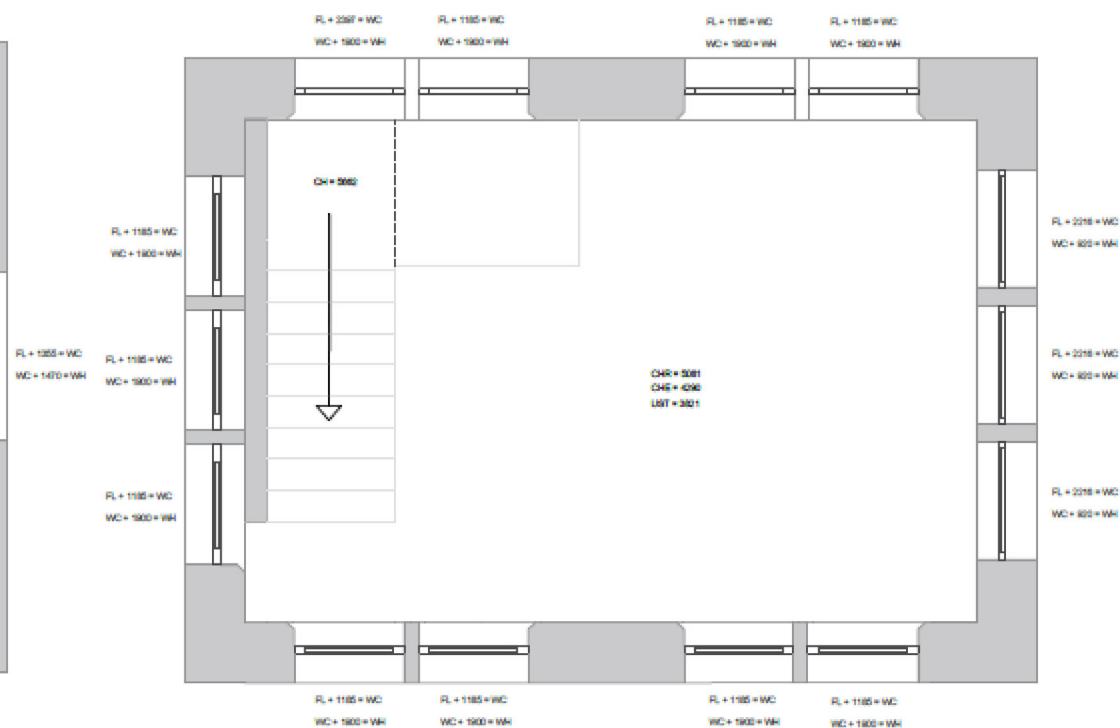
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Ulverston Water Tower - Ground Floor - 22.44m² /241.54sqft



Ulverston Water Tower - First Floor - 22.44m² /241.54sqft