

6035/CS ON THE INSTRUCTIONS OF CUMBRIA PARTNERSHIP NHS FOUNDATION TRUST

ULVERSTON

GILL RISE
STANLEY STREET, LA12 7BT

FOR SALE

- FORMER CARE FACILITY
- ADJACENT TO ULVERSTON COMMUNITY HEALTH CENTRE
- POTENTIAL ALTERNATIVE USE/ REDEVELOPMENT SUBJECT TO PLANNING



LOCATION

Ulverston is a popular market town situated between the southern Lake District and the Furness Peninsula with a total population of slightly more than 12,000. It is approximately 30 miles west from J36 of the M6 motorway and some 8 miles from Barrow in Furness.

Gill Rise is located on the northern side of the town centre, adjacent to Ulverston Community Health Centre.

DESCRIPTION

Substantial former care facility, (built around 2005) which includes 20 en-suite bedrooms with potential for alternative use, or redevelopment, subject to planning consent. Alternative uses may include, offices, day centre, creche, or in the case of redevelopment, residential or care home. On-site parking for approximate 25 cars. Rights of access are provided for over NHS land.

FLOOR AREA

Gross Internal Area 1,040 sq m (11,200 sq ft)

Site Area 0.27 ha (0.67 acres)

SERVICES

Boiler and services for the subject property and the adjoining NHS community centre are situated within the subject property. There are reciprocal rights for both parties to maintain these items. On sale, the vendor is required to sever and seal connections at their cost, and re provide service connections. Full details available on request.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Asset Rating of **C-71**. A copy of the Energy Performance Certificate can be provided upon request.

RATING ASSESSMENT

Business rates will be subject to reassessment once new occupation

TENURE

Freehold tenure.

PRICE

The property is to be sold by private treaty. Offers are invited in the region of **£750,000**.

VAT

Prices quoted are exclusive of VAT.

VIEWINGS

All viewings will be supervised and undertaken at owner's discretion. For further information please contact: the sole agent, Carigiet Cowen:

Chris Smith csmith@carigietcowen.co.uk

Mike Beales mbeales@carigietcowen.co.uk

**Details prepared
November 2018**



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of Intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.