

FREEHOLD INVESTMENT  
FOR SALE



26 • NEW MARKET STREET • ULVERSTON • LA12 7LN  
FREEHOLD INVESTMENT - FIRST AND SECOND FLOOR  
FLATS AVAILABLE WITH VACANT POSSESSION

**CARIGIET  
COWEN**

## Location

Ulverston is an attractive market town situated in South West Cumbria. It lies a few miles south of the Lake District National Park and has a population of approximately 12,000 although it draws upon a much wider catchment.

Ulverston lies approximately 8 miles from Barrow-in-Furness, 20 miles from Windermere, and 26 miles from Kendal, and access to the M6 motorway at junction 36. The town has the benefit of a railway station on the Furness line linking it to Lancaster and the west coast main line beyond.

The property is positioned to the west side of New Market Street, one of the town's principal retail pitches, situated within a mid-terraced location close to Poole Townsend Estate Agents, Bargain Brands and Ulverston Markets.

## Description

The property is brick and stone construction with timber casement windows, beneath a pitched slate covered roof. At ground floor level is a Cumberland Building Society trading branch. Above are two residential flats access to which is gained from the rear of the property via a separate designated entrance. Both flats include: a large open plan living room with a kitchen area, a good-sized double bedroom, and a bathroom with a built in airing cupboard.

**\*\* SALE PRICE £275,000 \*\***

**\*\* PRIME LOCATION IN TOWN CENTRE \*\***

**\*\* 999 YEAR LEASE TO BE GRANTED FOR THE GROUND FLOOR \*\***



## Residential Accommodation

26 New Market Street provides the following useable floor area(s):

Description	Area Sq M	Area Sq Ft
First Floor Flat		
Bedroom	16.48	177
Dining/ Living	41.83	450
WC		
<b>TOTAL</b>	<b>58.31</b>	<b>628</b>

Description	Area Sq M	Area Sq Ft
Second Floor Flat		
Bedroom	23.24	250
Dining/ Living	41.83	450
WC		
<b>TOTAL</b>	<b>65.07</b>	<b>700</b>

## Services

The property is connected to mains electricity and water. Heating is by way of electric storage heaters. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

## Sale/ Lease Terms

Offers in the region of £275,000 are invited for the freehold interest. At completion, the current owners, the Cumberland Building Society, will enter into a new 999-year lease at a peppercorn rent relating to the ground floor of the property. Other details on the proposed ground floor lease are available from the agents.

## Council Tax

The council tax banding for each flat is band A.

## Energy Performance Certificate

The property benefits from EPC Ratings as follows

- Flat 26a E-54.
- Flat 26b D-68.
- Ground Floor commercial unit, new EPC being commissioned.

## VAT

We understand VAT is not payable on the purchase price.

## Costs

Both parties will bear their own legal and professional costs involved in the transaction.

## Viewings

Strictly by appointment via the joint agents, Carigiet Cowen and Poole Townsend.

For further information, please contact:

**Iain Henderson, Carigiet Cowen**

T: 01228 635005

ihenderson@carigietcowen.co.uk

**Rachael Cole, Poole Townsend**

T: 01229 811811

Rcole@pooletownsend.co.uk

Details Prepared: November 2025

6029/IH

