

# TO LET

GROUND FLOOR, 20 MARKET STREET, ULVERSTON, LA12 7LR

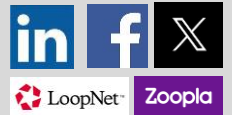
## Carigiet Cowen



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

\* PRIME TRADING POSITION \*  
\* SUITABLE FOR VARIOUS COMMERCIAL USES \*  
\* NO VAT PAYABLE \*





## LOCATION

Ulverston sits on the A590, the principal link road between the M6 (Junction 36) to the east, and Barrow in Furness to the southwest. Ulverston is a popular market town within the South Lakes areas. Key surrounding towns are Barrow in Furness approximately 15 miles southwest, and Kendal approximately 20 miles northeast, with the smaller towns of Grange Over Sands and Dalton in Furness nearby.

The unit is situated on Market Street, a prime retail area within the centre of Ulverston, with surrounding occupiers being a mixture of national and local retailers. Nearby occupiers include Greggs, Costa and Cumberland Building Society.

## DESCRIPTION

The unit is a self-contained ground floor and basement unit, presented as mostly open plan with a large sales area and a staff WC and kitchenette to the rear. Additionally, there are stairs which lead to a large open plan basement area for storage.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	24.62	265
Basement	38.09	410
WC		
<b>Total</b>	<b>62.71</b>	<b>675</b>



## SERVICES

We understand mains water, electricity, and drainage are connected to the property.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £9,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

**100% BUSINESS RATES RELIEF ATTAINABLE**

## LEASE TERMS AND RENT

The property is available TO LET on a new FRI lease for a term of years to be agreed, at a rent of **£9,000 per annum exclusive.**

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

## VAT

We are advised that the property is not VAT-eligible, and therefore no VAT is payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-94.





GROUND FLOOR, 20 MARKET STREET, ULVERSTON, LA12 7LR

# Carigiet Cowen

## VIEWS

Strictly by appointment with the sole agent, Carigiet Cowen.  
For further information, please contact:

Ben Blain

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison

Tel: 01228 635007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)



Details amended: July 2025

7814/BB

Carigiet Cowen Ltd 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 employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.