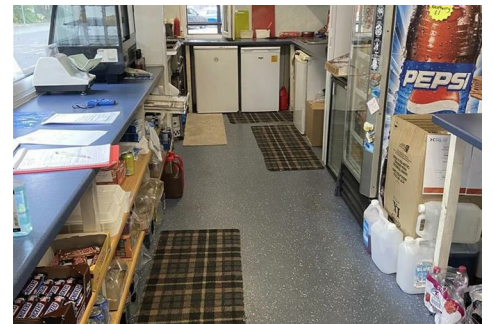




GRISDALES

PROPERTY SERVICES



The Kiosk Victoria Road, Ulverston, LA12 0BY

£55,000

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46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

DESCRIPTION

The shop premises is for sale, along with the business as a going concern. The business may be purchased separately from the premises which may be leased from the Vendor.

A business deliveries van is included in the sale of the going concern. The operation has a regular repeat business book and a prominent regular morning customer base.

There is scope to grow the business, the Vendor trades a reduced number of hours due to ongoing other commitments.

LOCATION

Ulverston comprises a resurging Cumbrian town which has deep cultural heritage and links to Laurel & Hardy! The busy event calendar and cultural festivals put this town on the go to list for Lake District and South Lakeland visitors.

This property offers a highly prominent takeaway kiosk in the heart of Ulverston which benefits from immediate proximity to Glaxo Smith Kline, Lightburn and Park Road Industrial Estates.

The property is stone built with frontage to Victoria Road and the busy No. 6 bus stop locations which provide service to and from Ulverston through to Barrow.

Ulverston has a Ward population of 11,5701 and the newly proposed Ulverston LAMP will bring a projected 1,000 additional advanced manufacturing jobs into the town once the scheme is developed.

The town's festival season is well underway, 10 calendar events including Flag Fortnight, Ulverston's Lantern Festival, the Dickensian Markets and the town infamous Ulverston's International Music Festival mean a greater number of visitors year on year are attending!

The popular 100ft high Hoad Hill memorial monument celebrates the life of John Barrow and was erected in 1864. This is visible from the Kiosk's location.

Kiosk adjoins a pleasant park with seating and street parking freely available on Kings Road and Victoria Road respectively.

LEASES

The premises are held on a long lease at a peppercorn rent.

PRICE AND COSTS

Business and premises – ORIO £75,000 excluding VAT. The price is inclusive of goodwill, stock & fixtures and vehicle(s). Each party shall bear their own costs in the matter of this purchase.

The premises may be leased separately to a purchase of the goodwill interest in the trading business. Terms are available on separate application.

SIZE

The property offers a compact sales and food preparation space with two servery hatches and dry shelter are. The internal accommodation extends to 13.30m² / 145 ft².

BUSINESS RATES

The property has an RV of £2,900. For the majority of

occupiers this property occupation would be free of business rates.

2Small Business Rates Relief would apply to an occupier who has the subject property as their sole trading address.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

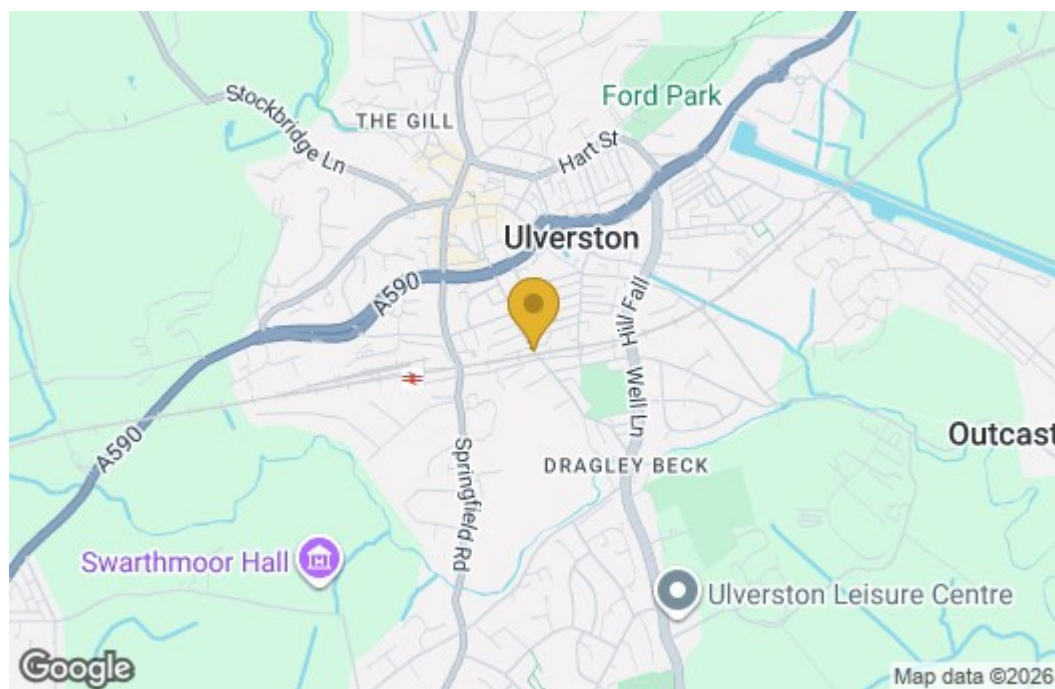
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

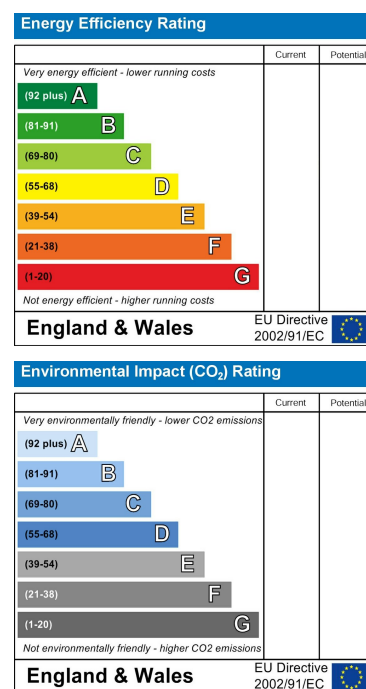
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.