



**NALC**  
Auctions



# 5-11 Wellington Street, Millom, LA18 4DF

## Auction Guide £250,000



5-11 Wellington Street, Lake District, Cumbria, - For sale by our joint auctioneers London City Auctions in their 30th of June auction, online or in person at the Hard Rock Hotel at 2pm

Freehold

### Description

We are pleased to offer you this property with massive potential development, it is ideal for residential conversion, subject to obtaining the necessary planning consents. The property consists of a well-established building and has approx. 1,434 square metres with seven commercial units at the ground floor and considerable first and second floor ancillary space. The second and third floor provides significant potential for residential conversion.

### Location

The town of Millom is located on the edge of the wonderful Lakes District in the southern part of Copeland. The property is situated in the centre of Millom upon the junction of Wellington Street and Crown Street. You can find a range of small local shops and amenities including Millom Park just overlooking the property and transport with direct links to rail stations less than 3 miles away.

### Buyer's Premium-

Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition a buyer's premium of 2% of the sale price, minimum of £5,000+ VAT upon exchange of the contract

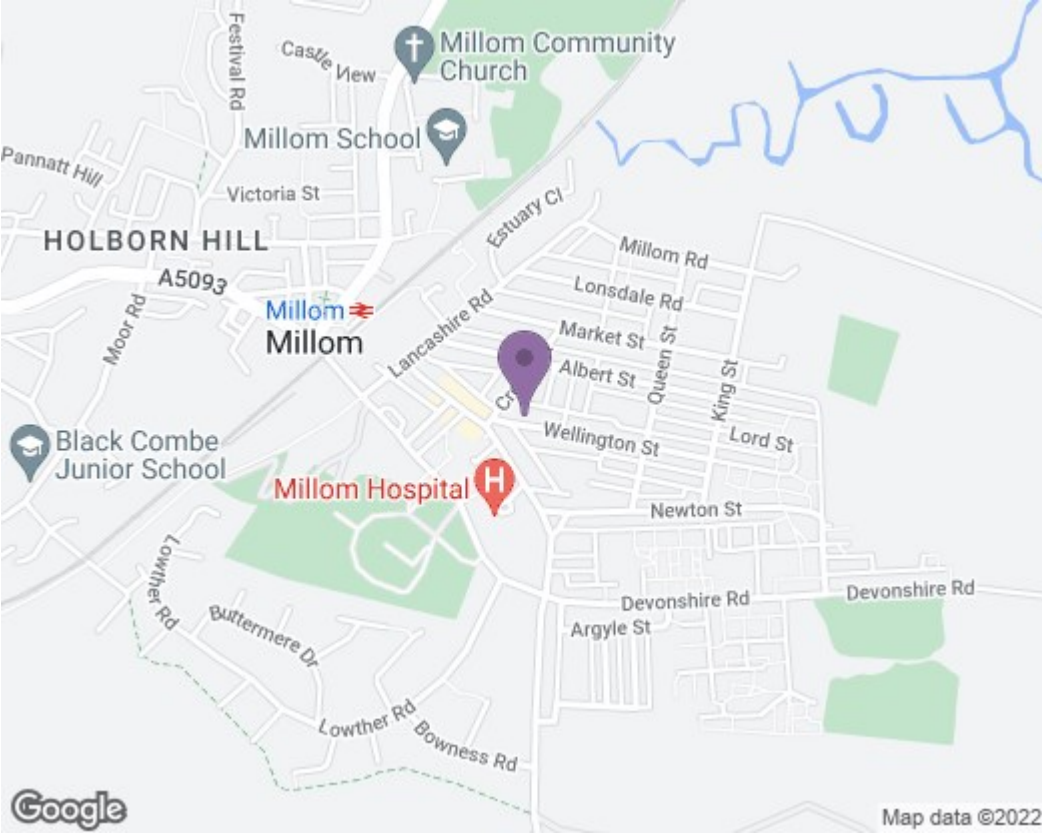
Please feel free to contact our sales and enquires team on 01636 558200 or Email us at [sales@nalcgroup.co.uk](mailto:sales@nalcgroup.co.uk)

When registering to bid with us we will require 2 forms of ID (Passport, Driving License) to fit in line with the Anti Money Laundering regulation act of 2017.

### Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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