



**PRICE
REDUCED!**

**The Kiosk, Victoria Road
Ulverston
Westmorland & Furness
LA12 0BY**

**FOR SALE
OIRO - £55,000**

www.rptaylor.co.uk

Tel: 01524 542717

Business Rates - FOC²

The Kiosk, Victoria Road Ulverston Westmorland & Furness LA12 0BY

Location & Description:

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.

Offer:

The shop premises is for sale, along with the business goodwill associated with the café operation.

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

Price & Costs:

Business and premises – ORIO **£55,000** excluding VAT. Each party shall bear their own costs in the matter of this purchase.

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.

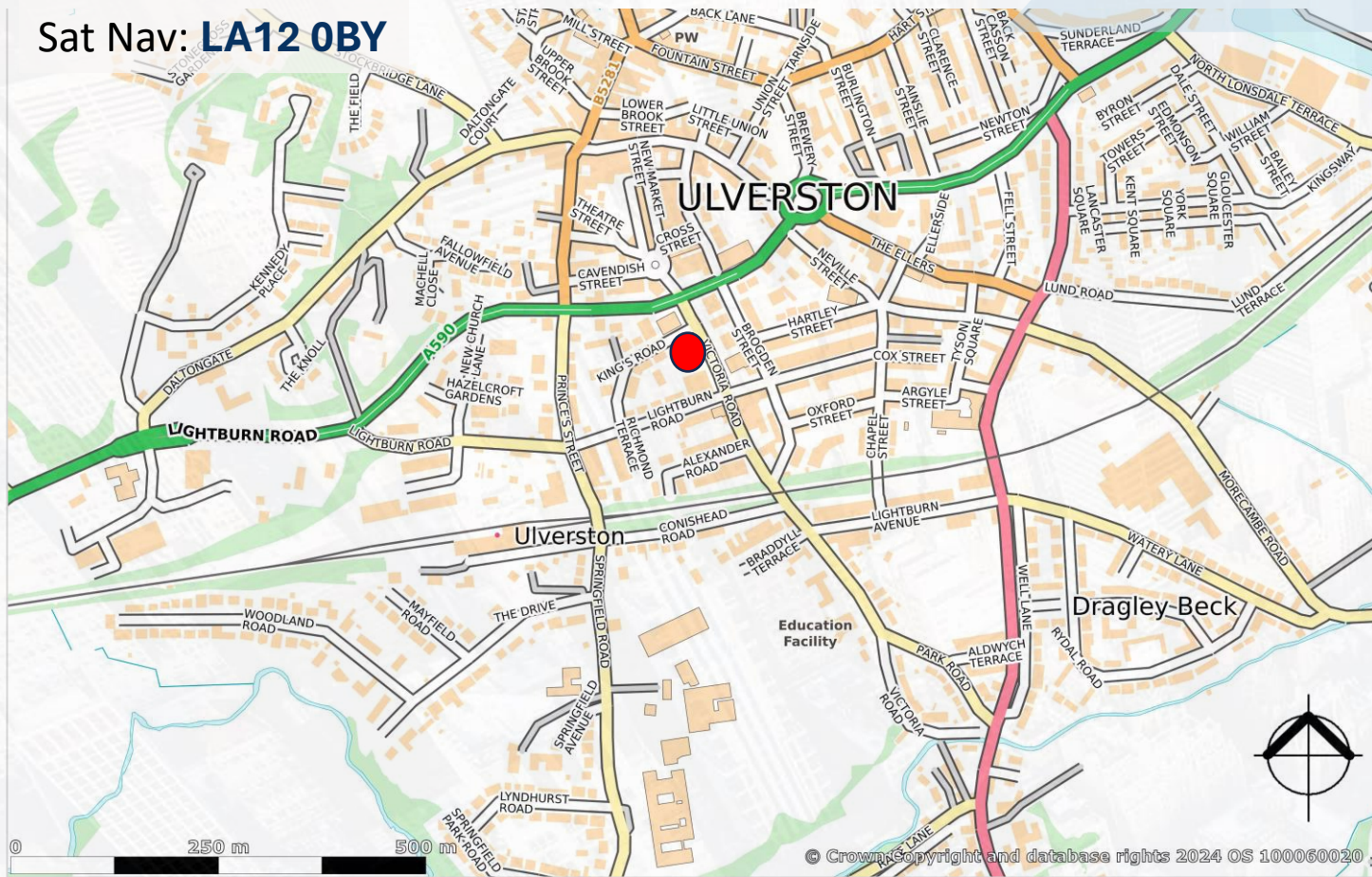
EPC:

The property is detached with a total floor area of <50m². The premises therefore fall below the minimum threshold required by MEES regulation; an EPC is not required.

Lease:

The property is held by lease for 99years from 25th November 2011.

Sat Nav: **LA12 0BY**



Viewings:

Strictly via Agents

www.rptaylor.co.uk

Tel: 01524 542717



www.grisedales.co.uk

Tel: 01900 829977

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Ref: **jal / 443cli / 04.2025**

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