



WALTON
GOODLAND
Chartered Surveyors

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FOR SALE

3,250 Sq. ft. (302 m2) / **OIRO £325,000**

32 Market Street

Ulverston, Cumbria, LA12 7LR

FREEHOLD INVESTMENT FOR SALE

- LET TO BOOTS UK LIMITED
- NEW 5 YEAR LEASE FROM 13 MAY 2026
- FULL REPAIRING AND INSURING TERMS
- TOWN CENTRE LOCATION
- BOOTS HAVE BEEN IN OCCUPATION FOR OVER 25 YEARS
- PASSING RENT IS £22,500 PA, EXCLUSIVE
- RENT HAS BEEN REBASED TO CURRENT MARKET LEVELS
- STRONG INSTITUTIONAL, HIGH QUALITY RETAIL COVENANT



LOCATION

The property is located fronting onto Market Street, the prime retail street within the town. Nearby occupiers include Costa Coffee and the Co-op.

Ulverston is a popular market town situated in the south of Cumbria on the edge of the southern Lake District National Park bewteen Kendal and access to the M6 motorway at Jct t36 and Barrow-in-Furness.

DESCRIPTION

A three storey mid-terrace property comprising ground floor retail sales and first floor stores with goods lift access.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Sales - 2,304 Sq. f.t. (214 Sq. m.)

First Floor

Stores - 868 Sq. f.t. (81 Sq. m.)

External

Store - 17 Sq. f.t. (2 Sq. m.)

SERVICES

Mains water, drainage, and electricity are connected to the property which is also fitted with air conditioning. None of the services or associated plant has been tested.





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£ PRICE
OIRO £325,000

🔑 TENURE
Freehold subject to a 5-year FRI lease to Boots UK Limited from 13 May 2026 at a passing rent of £22,500 pa, exclusive.

⚙️ TENANT COVENANT
Boots UK Limited is an established national pharmacy and health and beauty retailer categorised as very low risk and with a strong high-quality retail covenant.

Turnover to the y/e 31 August 2025 exceeded £7.5bn with a Profit of £261,000,000.

💡 EPC
An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is C-74.

💰 BUSINESS RATES
RV - £26,500

Interested parties should make their own enquiries of www.gov.uk/find-business-rates

% VAT
All prices and rents are quoted exclusive of and are liable to Vat. Please note Vat is payable in addition to the sale price on the property.



VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland.

Under no circumstances should any approach be made direct to the property or staff.



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