

4465/MB

BARROW-IN-FURNESS

3 - 5 CAVENDISH STREET

SUBSTANTIAL SHOP / OFFICE
PREMISES IDEAL FOR COMPANY
HEAD QUARTERS

FOR SALE



LOCATION

Barrow-in-Furness is situated at the western tip of the Furness peninsula and is the principle service and administration centre for the Barrow Borough Council area. The town has a population of approximately 60,000 and a catchment estimated to be in the order of 170,000. Barrow-in-Furness has communication links to the motorway and rail networks via the A590 trunk road and the West Coast Railway line. Major employers in the area include BAE Systems, Kimberley-Clark and Associated British Ports.

The property occupies a highly prominent corner location at the junction of Cavendish Street with Slater Street in a secondary trading position within the town centre. The building is close to the rear entrance to Debenhams department store and the Portland Walk shopping centre. The Market Hall and Town Hall are located nearby. Multi-storey public pay and display car parking facilities are available close by.

DESCRIPTION & CONSTRUCTION

The property comprises a three-storey end terraced building of assumed traditional solid brick construction, externally rendered and dashed under a pitched slate surface roof.

The ground floor retail area has sandstone-faced shop fronts to both Cavendish Street and Slater Street with modern anodised aluminium display windows.

The premises are currently laid out to ground floor sales with ancillary customer and staff toilet facilities, together with upper floor office and storage accommodation.

AREAS

Ground floor sales	95.32 sq m	(1,026 sq ft)
First floor offices	70.66 sq m	(176 sq ft)
Lobby stores	7.52 sq m	(81 sq ft)
Tea point	4.74 sq m	(51 sq ft)
Second Floor Offices	28.15 sq m	(303 sq ft)
Store	17.65 sq m	(190 sq ft)

SERVICES

Mains gas, water and electricity and a connection to the public sewer are laid on. The property is heated by means of gas fired central heating to thermostatically controlled panel radiators.

RATING

According to the Valuation Office Agency web-site the property has a 2010 list rateable value of £7,200.00. The national non-domestic rate for the current (2013/2014) rate year is 47.1p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-55.

TENURE

Freehold.

PRICE

Offers in the region of £175,000 are invited.

VAT

The price quoted is exclusive of VAT where applicable.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

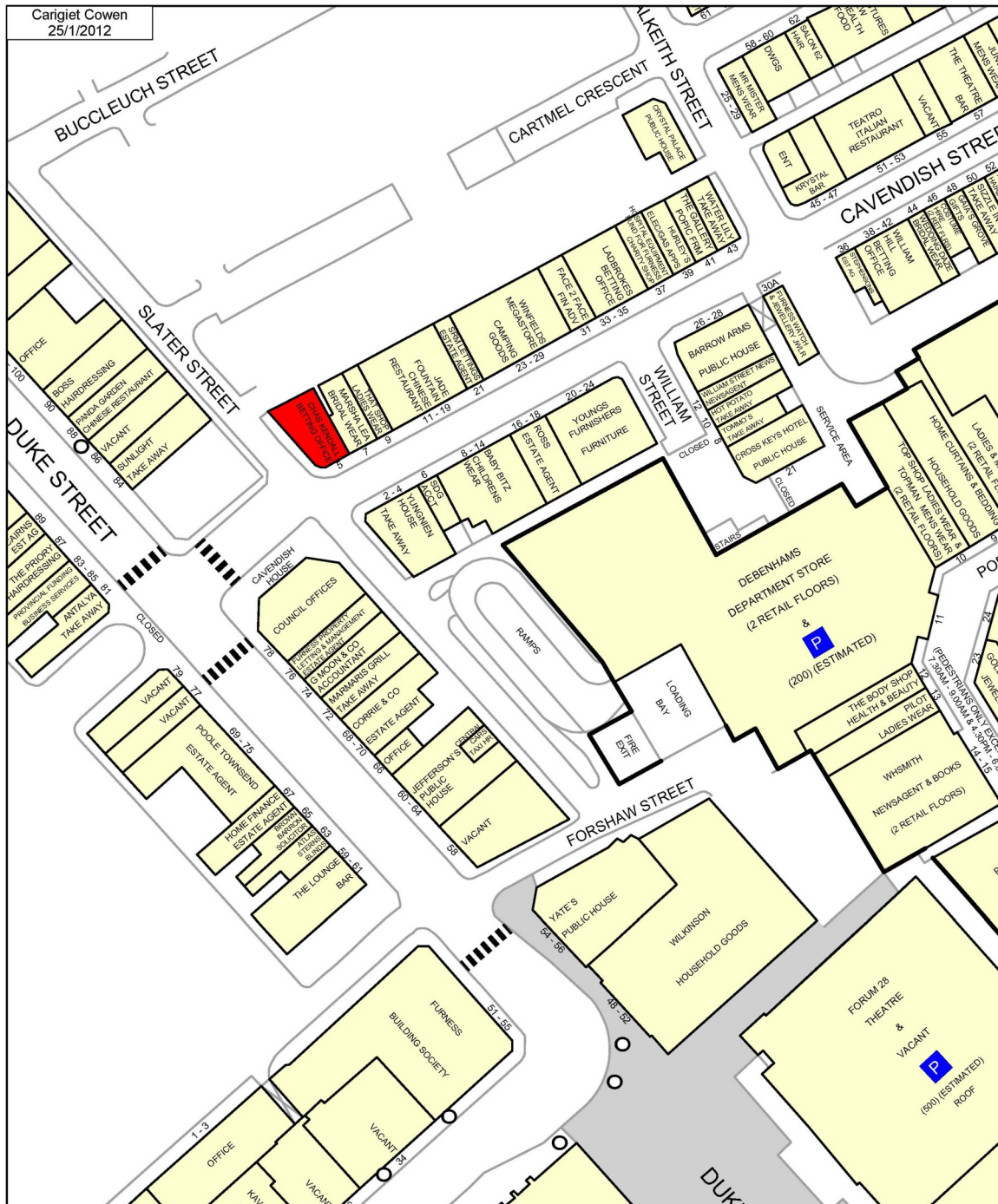
Strictly by appointment through the agents.

Contact Margaret Bushnell.

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Details amended

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