

Substantial Rental Reduction

For Sale (May Let)

**13 The Strand
Barrow in Furness
LA14 2HG**



**Prominent Retail Unit Opposite
Morrisons Supermarket**

Barrow in Furness is situated in south west Cumbria on the Furness Peninsula, 34 miles from Kendal and approximately the same distance from access to the M6 motorway at junction 36. The town is a sub regional centre with a very well defined catchment population in excess of 100,000

incorporating neighbouring towns such as Dalton, Ulverston, Millom and Askam.

Location

The property occupies an extremely prominent main road retailing position immediately opposite Morrisons supermarket on The Strand. There are a number of other businesses in the vicinity including retail shops, trade counter operations and commercial offices. Access to Barrow town centre and the out of town retail area along Walney Road is within a few 100 yards.

Description

The premises comprise a substantial regularly shaped shop fronting The Strand having been re-roofed in 2009. The property benefits from a large display frontage in addition to which the property has its own secure car parking at the rear for 4 – 5 cars.

Accommodation

Net frontage	25' 9"
Shop depth	65' 0"
Total area	1,673 sq ft
Office/Toilet with wc and whb	
Total site area (inc car parking area)	3,078 sq ft

Services

Mains services are available to the property.

Terms

Sale: Offers in the region of £175,000.

Lease: A rental of £13,000 p.a. exclusive of rates on a modern commercial lease in multiples of 3 years.

Rateable Value

Rateable Value £5,200 UBR 40.7p

NB: The premises benefit from small business rates relief – NO business rates payable until October 2012.

EPC

This has been commissioned and will be made available to potential tenants.

Legal Costs

In the event of a letting the incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the transaction.

VAT

The property has not been registered for VAT.

Viewing

Peill & Company, Tel 0845 450 4444 – Andrew Peill dealing. For viewings please contact (kendal@peill.com)

