

On the instructions of J D Wetherspoon**Substantial Retail/Leisure/Business Premises****To Let on New Lease**

**76 Abbey Road
Barrow in Furness
Cumbria
LA14 5UB**

**Highly prominent roadside position – edge of town centre**

Barrow in Furness is a sub regional centre situated in south west Cumbria with a resident population of approximately 75,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The 30 minute drive time population is widely regarded as being in excess of 150,000 incorporating neighbouring towns such as Dalton in Furness, Ulverston, Askam in Furness, Broughton in Furness and the south west Cumbria generally. The town lies on the south west coast of Cumbria on the Furness Peninsula on the edge of the Lake District National Park approximately 33 miles from Kendal, 33 miles from access of the M6 Motorway at Junction 36 and 8 miles from Ulverston.

Location

The property is immediately adjacent to the J D Wetherspoon at the Furness Railway Public House with other occupiers in the immediate vicinity including D S Fitness, Cumbria County Council, Salvation Army and a number of local and regional businesses. The property occupies an extremely prominent position with a frontage to Abbey Road, the main vehicular thoroughfare through the centre of Barrow in Furness.

Description

The property comprises a large ground floor retail/business space with substantial upper floors (which can be made available if required) and would be suitable for retail or other purposes (subject to any planning consent being received). The property offers an ideal opportunity for significant amount of space in a prominent town centre location to be acquired at a modest rental.

Accommodation

The property has the following approximate areas:-

Ground Floor

| | | |
|----------------|-------------|-------------|
| Retail/storage | 405.12 sq m | 4,361 sq ft |
|----------------|-------------|-------------|

First Floor

| | | |
|-------------------|---------------|--------------|
| Former sales area | 1,021.92 sq m | 11,000 sq ft |
|-------------------|---------------|--------------|

Second Floor

| | | |
|-------------------|-------------|--------------|
| Former sales area | 975.47 sq m | 10,500 sq ft |
|-------------------|-------------|--------------|

| | | |
|---------------------------|----------------------|---------------------|
| Total area approx. | 2,402.51 sq m | 25,861 sq ft |
|---------------------------|----------------------|---------------------|

Terms

The property is available to let by way of a new lease for a term to be agreed and is available for either ground floor space or the ground floor plus the extensive upper floors which wrap over the J D Wetherspoon Public House and on to Dalton Road. Further information regarding the split is available on request.

Rent

The property is available to let as follows:-

| | |
|-------------------------------------|---------------------|
| Ground floor only | £25,000 p.a. |
| Whole building approx. 26,000 sq ft | – Terms on request. |

EPC

To be provided.

