

Investment Opportunity For Sale Freehold

2 maisonettes (with own front door) and a
ground floor shop (business not affected)

34/36 & 36a Ainslie Street
Barrow in Furness
Cumbria LA14 5BJ



Barrow in Furness is a sub-regional centre situated in south-west Cumbria with a resident population in excess of 75,000 but drawing on a wider catchment incorporating surrounding towns and villages. Significant local employers include BAE Systems, Kimberly Clark and Oxley Developments.

Location

The subject property is situated on Ainslie Street in a good neighbourhood shopping location surrounded by a significant amount of private dwelling houses. Other occupiers in the immediate vicinity include a Co-operative convenience store, Coral, ATS Tyres, doctors' surgery, newsagent, florist and takeaway restaurants.

Description

The property comprises a substantial end-terraced building comprising a ground floor lock-up shop which is currently let out, together with 2 self-contained flats over first and second floors, currently vacant and available for letting or subsequent sale.

Accommodation

The property offers the following accommodation:-

Ground floor shop

Sales	708 sq ft	(65.80 sq m)
Storage	211 sq ft	(19.60 sq m)

Flat (34a Ainslie Street) – 2-bedroomed flat with kitchen, living room and bathroom

Flat (36a Ainslie Street) – 3-bedroomed flat (1 box room) with kitchen, dining room, living room and bathroom.

Tenure

The property is available for sale freehold, subject to the lease in respect of the ground floor premises.

Lease

The ground floor is let under the terms of a 5-year lease expiring 30 November 2013 at a rental of £4,800 pa and is drawn on an effective full repairing and insuring basis. The dwelling flats are currently vacant and suitable for letting or subsequent sale.

Council Tax (dwelling flats)

Both flats are assessed for Council Tax Band A.

Rating Assessment (ground floor shop)

Rateable value £6,300

UBR – 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority.

Price

Guide price – £125,000.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com or kendal@peill.com for viewings.