

For Sale or To Let

Holker Street Barrow in Furness LA14 3RQ



Former Supermarket Premises

Location

Barrow is the largest town in South Cumbria and benefits from a district population of approximately 79,000 (2001 Census) and a defined catchment population in excess of 100,000. The property is situated on the edge of Barrow Town Centre fronting Holker Street, which is one of the main arterial routes out of the town centre. In addition the property occupies a prominent position directly opposite the town's main train station.

Description

The property comprises a modern stand alone purpose built store which benefits from a 75 space surface car park and service yard.

Accommodation

The subject premises comprise the following approximate gross internal floor areas:-

Ground floor 1,357 sq m (14,611 sq ft)

Site Area

0.57 Hectares (1.41 acres) representing a site coverage of approximately 32%.

Tenure

The premises are immediately available for sale freehold with vacant possession or to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price/Rent

Upon application.

Planning

The subject premises benefit from an open A1 food consent but may also be suitable for a variety of uses subject to obtaining the necessary planning consent.

Rates

Rateable Value £112,000

UBR 44.4 p

Rates payable £49,728 (2007/2008)

Vat

All figures quoted are subject to Vat where applicable.

Legal Costs

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

Viewing

Through agents Peill and Company, Tel 0845 450 444 (Pete Nicholson dealing)

pete@peill.com,

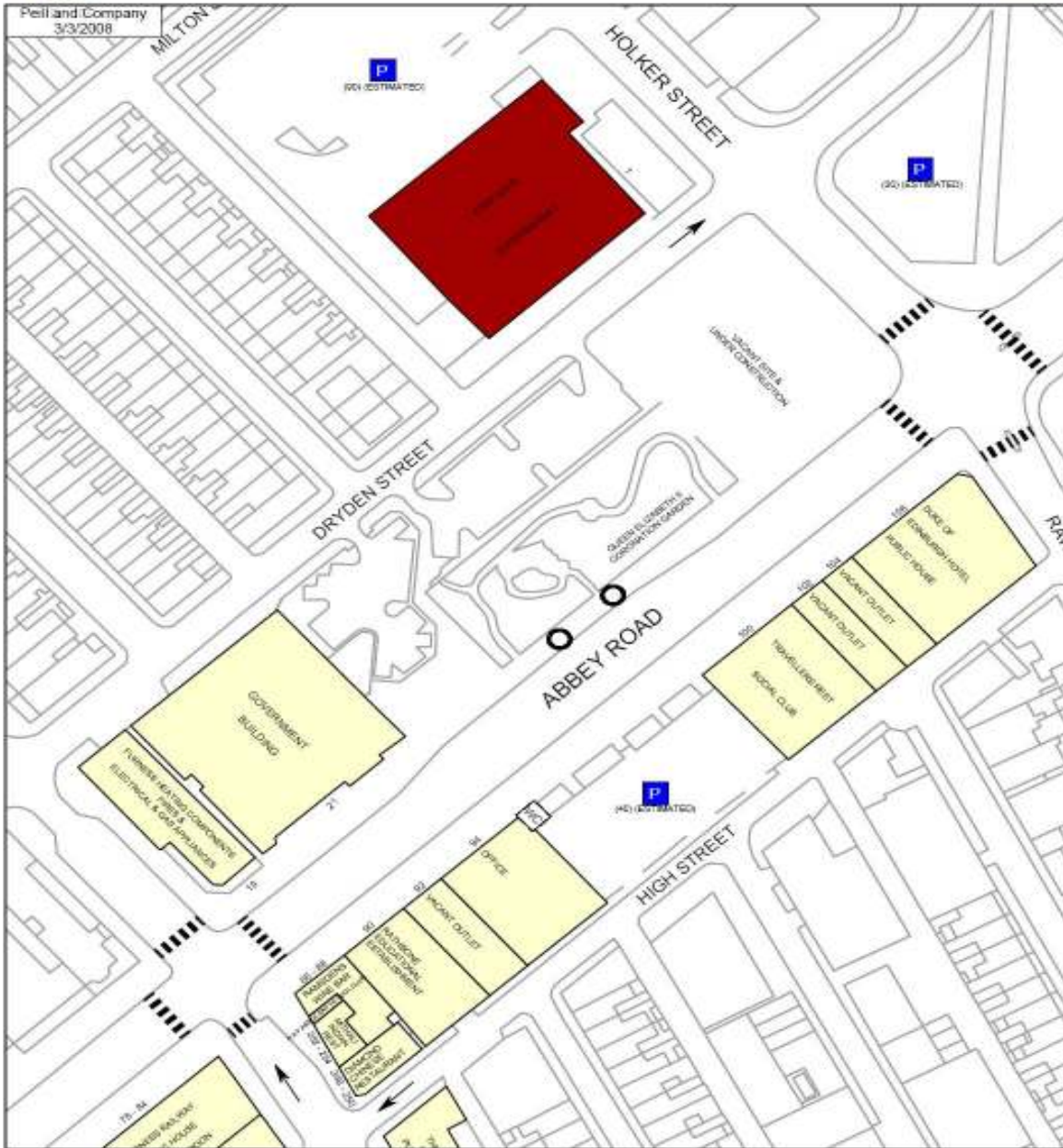
Tushingham Moore, Tel 0161 833 1197 (Andrew McGuinness dealing)

amcguinness@tushinghammoore.co.uk

and Mason Owen, Tel 0151 242 3000

(Peter Burke dealing).

Pell and Company
3/3/2008



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