

SUBSTANTIALLY REDUCED

Town Centre Restaurant/Bar Opportunity

To Let on New Lease

**Former Banking Hall
Ramsden Square
Barrow in Furness
LA14 1LN**



Ground Floor and Basement Accommodation To Let in Former Listed Banking Hall with Additional Upper Floors if Required.

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 is situated in Barrow town centre conveniently located to the pub/club circuit, mid way between the edge of town retail parks and the prime retail area of Dalton Road and with a prominent frontage to Ramsden Square which links Abbey Road to Duke Street.

Description

The accommodation comprises the ground floor and basement areas of a large imposing listed former banking hall. This presents an excellent opportunity for restaurant/bar use to create a unique atmosphere utilising the impressive architectural qualities of the building including the exceptionally high ceilings on the ground floor providing the opportunity to further extend the mezzanine floor area. The property benefits from an adjacent private car park providing 6 spaces. Additional car parking may be made available.

Accommodation

The property provides the following approximate areas:-

Entrance Hall	97sq ft	9.06 sq m
Ground Floor/Mezzanine Area	1,906 sq ft	177.07 sq m
Basement	1,958 sq ft	181.87 sq m
Total	3,984 sq ft	370.16 sq m

Lease

£17,500 p.a. - Flexible terms are available – full details from the agents.

Rateable Value

To be reassessed.

EPC

The property has an Energy Performance Asset Rating of “E”. Further details available on request.

Legal Costs

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

VAT

The property has been registered for VAT and VAT will therefore be chargeable on the rental.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (kendal@peill.com)

