

To Let on New Lease

**Holker Street
Barrow in Furness
LA14 3RQ**



Retail units available from 2,000 sq ft – 14,611 sq ft. All size requirements will be considered and accommodated where possible.

Location

The subject premises are situated on the edge of Barrow Town Centre fronting Holker Street, one of the main arterial routes out of the town centre. The premises benefit from a 75 space service car park and are directly opposite the town's main train station.

Accommodation

Our clients are proposing to sub divide the subject premises to provide retail units ranging from 2,000 sq ft – 14,611 sq ft. Floor plans are available upon request.

The subject premises are also available to let as a whole comprising the following approximate gross internal floor areas:-

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

Lease Terms

The premises are available by way of new full repairing and insuring leases for a term of years to be agreed.

Rent

Upon application.

Rates

The premises have not yet been sub divided and have therefore not been assessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority (Tel 01229 876 300).

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).

