

## For Sale by Private Treaty

**Town Centre premises suitable for office, warehouse, community use, retail or residential development (subject to any consents being received)**

**Robin House  
24 Nelson Street  
Barrow-in-Furness  
Cumbria  
LA14 1NF**



Barrow-in-Furness is a sub-regional centre situated in south west Cumbria with a resident population of approximately 65,000 but which draws on much wider catchment incorporating surrounding towns and villages. Significant local employers include BAE Systems, Kimberley Clark, Orsted, and the offshore renewable energy industry. The town lies on the Furness Peninsula approximately 33 miles from access to the M6 motorway at junction 36, 33 miles from Kendal, 23 miles from Windermere and 8 miles from Ulverston.



### Location

The subject property is situated on Nelson Street just off the town centre of Barrow close to the junction of Duke Street with other occupiers in the immediate vicinity including Craven Park, the home of Barrow Rugby League Football Club, College House offices, and a range of commercial and residential properties. Ramsden Square with Barrow Library and the professional office district is a short distance from the subject property.

### Description

The property comprises a single story building most recently in use as a day care centre but suitable for a range of alternative uses. The property is arranged on ground floor only and internally is divided to comprise entrance hall, meeting rooms, kitchen, wc facilities and the property has the advantage of a yard area to the front which could be utilised for car parking or loading/unloading. It is likely that the property would be suitable for demolition and residential redevelopment and further details are available on request.

### Accommodation

The property offers the following accommodation:-

Ground floor – Gross internal area	144.82 sq m	(1559 sq ft)
Net Internal area (excluding corridors, wc's etc)	121.1 sq m	(1304 sq ft)
Wc & whb facilities		

### Tenure

The property is to be sold freehold and with vacant possession on completion.

### Price

Offers in the region of £45,000.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Day Care Centre & premises  
Rateable value £3,150  
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of 'D90'.

### Planning

The last use of the property was as a day care centre, and as such potential purchasers should make their own enquiries of the local planning authority, Barrow Borough Council as to potential alternative uses.

The property is likely to be suitable for alternative uses including retail, showroom, office, community use, consulting rooms, gym, yoga studio, hair salon or potentially for residential redevelopment (subject to any planning consents being received).

### Solicitors

The solicitors acting for our clients are Messrs Poole Townsend, 69-73 Duke Street, Barrow-in-Furness, Cumbria LA14 1RP for the attention of Susan Pyne. Telephone 01229 811 811.  
Susanpyne@pooletownsend.co.uk

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



### **Legal Costs**

Each party to be responsible for their own legal fees incurred in the transaction.

### **VAT**

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

### **Viewing**

Strictly by appointment through the sole agents, Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

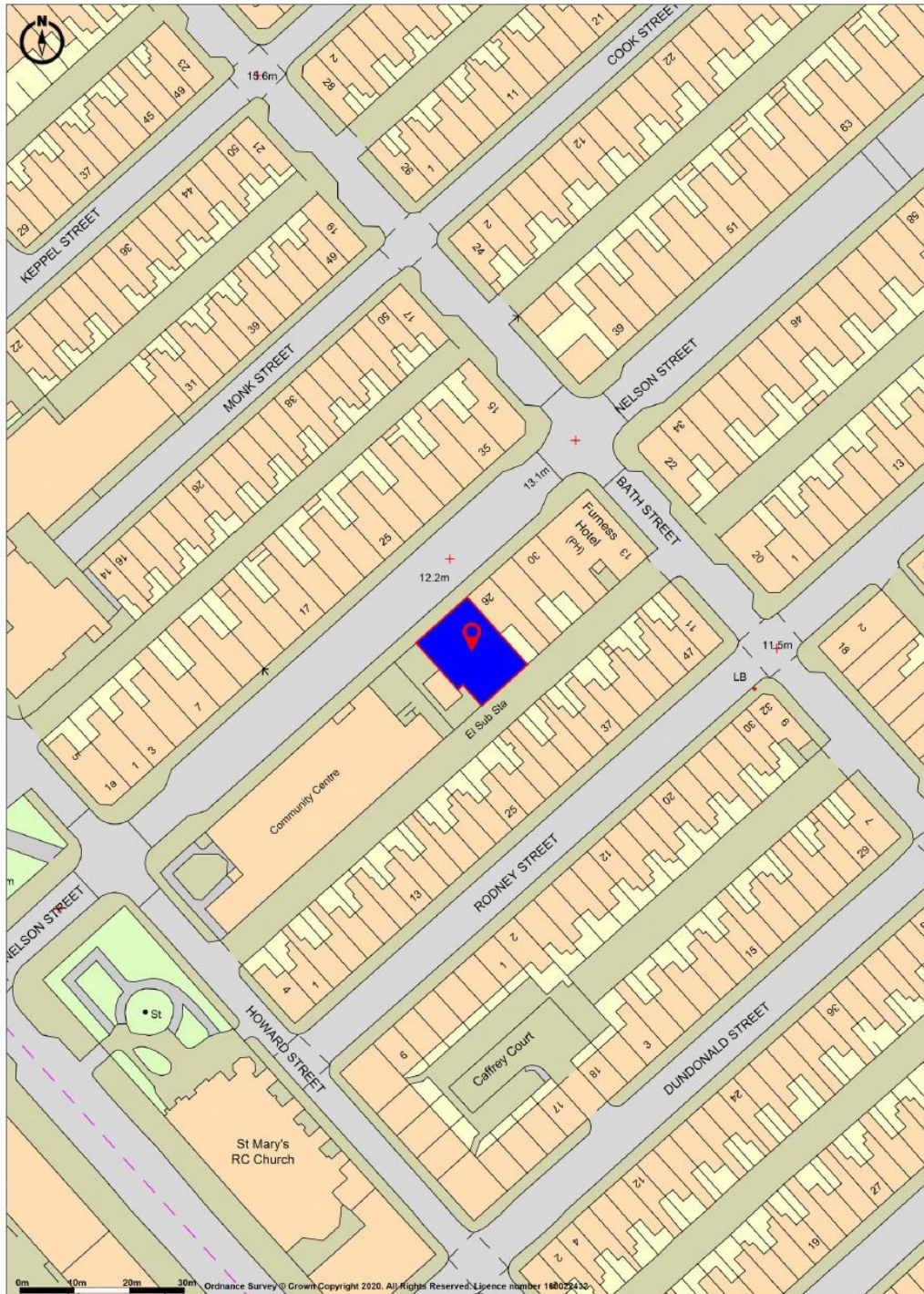
### **Anti-money laundering**

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity**

#### **IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991**

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

Robin House  
24 Nelson St  
BARROW-IN-FURNESS LA14 1NL



Plan for identification purposes only

**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991**

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.