

**Prominent town centre freehold warehouse for sale
suitable for alternative uses and ideal for
owner/occupier or investor**

**The Warehouse
Emlyn Street
Barrow-in-Furness
Cumbria
LA14 1QS**



Barrow-in-Furness is a sub-regional centre situated in south west Cumbria with a resident population of approximately 75,000 but which draws on a much wider catchment incorporating surrounding towns & villages. Significant local employers include BAE Systems, Kimberley Clark and the supply chain for the defence and renewable energy industry. The town lies on the A590 approximately 34 miles from access to the M6 motorway at junction 36, 34 miles from Kendal and 23 miles from Windermere.



Location

The subject property occupies a prominent town centre location on Emlyn Street close to the main retail core of Dalton Road and just off Abbey Road. There is a public car park immediately opposite the subject property and some time-limited on-street car parking is permitted in the immediate area.

Description

The property comprises two inter-connected warehouses, capable of being occupied as a whole or independently. The original warehouse is of typical single-story construction beneath a pitched roof with access by way of a timber door, solid concrete floor and linking to the more modern two-story warehouse adjoining. The newer warehouse is of two-story construction beneath a flat mineral felt covered roof (with mono pitched section) arranged over ground and first floors with the benefit of a wc and whb and solid concrete floor and 3.4m height to the ceiling.

Accommodation

The properties offer the following accommodation:-

Warehouse 1 (original)

Gross Internal Area	161.81 sq m	(1742 sq ft)
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Warehouse 2

Ground floor gross internal area	154.15 sq m	(1659 sq ft)
First floor gross internal area	131.84 sq m	(1419 sq ft)
Total Internal area	285.99 sq m	(3078 sq ft)

Total both buildings	447.8 sq m	(4820 sq ft)
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Wc and whb located in warehouse 2

Terms

Freehold with vacant possession on completion (subject to confirmation by clients' solicitors)

Price

Offers of £100,000

Services

Mains water, mains drainage and mains electricity are connected to the premises.

Rating Assessment

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

Rateable value £9,600
UBR – 49.1p (2019/2020)

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

To be provided.

Legal Costs

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

VAT

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

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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

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