

**HIGHLY PROMINENT CLASS E PROPERTY
TO LET ON A NEW LEASE**

**7 The Promenade
Walney Island
Barrow-in-Furness
Cumbria
LA14 3AA**



**Highly prominent roadside position adjacent to Jubilee Bridge
and immediately opposite BAE Systems**

Barrow in Furness is a sub-regional centre situated in south-west Cumbria with a resident population of approximately 75,000, but with a 30-minute drive time population widely regarded as being in excess of 120,000. The town's major employer, BAE Systems has a full order book due to the Successor submarine programme which is likely to provide employment for at least 20 years or so. The town lies on the coast of Cumbria approximately 34 miles from access to the M6 motorway at junction 36, 34 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere.

Walney Island is situated off the west coast of Barrow and linked by a permanent bridge (Jubilee Bridge) and has a resident population of approximately 11,000.



Location

The property occupies a highly prominent location on The Promenade which is a junction of Central Drive and Jubilee Bridge, immediately opposite the traffic lights to Jubilee Bridge and therefore in a highly prominent location. The town's major employer, BAE Systems, is immediately opposite the property on the opposite side of Walney Channel. Other occupiers in the immediate vicinity include two A5 take-away premises (Pizzarella and Andy2's) and the property is a short distance from The Ferry public house and restaurant.

Description

The property comprises a substantial ground floor retail unit suitable for a range of uses including office, retail, showroom or take-away use (subject to any consents being received) and further details are available on request. The property offers the following accommodation:-

Accommodation

Internal width	12.81 m	(42 ft)
Shop depth	6.55 m	(21 ft 5 inches)
Ground floor – sales area	83.84 sq m	(902 sq ft)
Ground floor – kitchen	3.03 sq m	(33 sq ft)
TOTAL Ground floor	86.87 sq m	(935 sq ft)

There are ladies, gents and accessible wc facilities within the property

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £12,000 per annum exclusive.

Rating Assessment

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

Rateable value £9,500
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 'C-51'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

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

Planning

The property has most recently been used as a betting office (and there is a restriction against betting offices for at least 2 years) but is suitable for alternative uses subject to any planning consent being obtained. The local planning authority is Barrow Borough Council at www.barrowbc.gov.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.

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.