

Prime Retail Unit ready for immediate occupation

**32 Portland Walk
Barrow-in-Furness
Cumbria
LA14 1DB**



Double fronted retail unit with ancillary first floor – former Pandora unit

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 75,000 but which draws on a wider catchment incorporating surrounding towns and villages. The 30-minute drive time population is widely regarded as being in excess of 120,000. Significant local employers include BAE systems (whose Astute Submarine Building Programme has a full order book for a minimum of 10 years), Kimberley Clark, James Fisher plc, Barrow Borough Council and NHS Trust. Barrow in Furness lies on the A590 trunk road approximately 34 miles from access to the M6 motorway at J36, 34 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere. The town lies on the fringe of the



Lake District National Park and is also served by the Cumbria and Furness railway line linking to Lancaster and the West Coast mainline.

Location

The subject property occupies a prime location on Portland Walk immediately adjacent to premises occupied by C & J Clark, Boots the Chemist, EE, Vodafone, Waterstones, Clinton Cards, Card Factory and New Look. The property is within the Portland Walk shopping centre and has the benefit of rear servicing.

Description

The property comprises a double fronted ground floor shop with suspended ceilings and ready for immediate occupation together with ground floor wc, together with first floor office and staff accommodation. The property offers the following accommodation:-

Accommodation

Ground floor		
Internal Width	8.01m	
Sales area	76.6 sq m	(825 sq ft)
First floor		
Offices and staff	89.8 sq m	(967 sq ft)
Total internal area	166.4 sq m	(1792 sq ft)

Terms

The property is available to let on the basis of a new 10-year FRI lease subject to 5-yearly rent review and break clause.

Rent

On application

Rating Assessment

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

Rateable value £26,250
UBR – 49.9p/ (2021/2022)

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

NB. The rateable value is currently subject to appeal.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-84' (a full copy of the EPC and RR is available on request).

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.

Viewing

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

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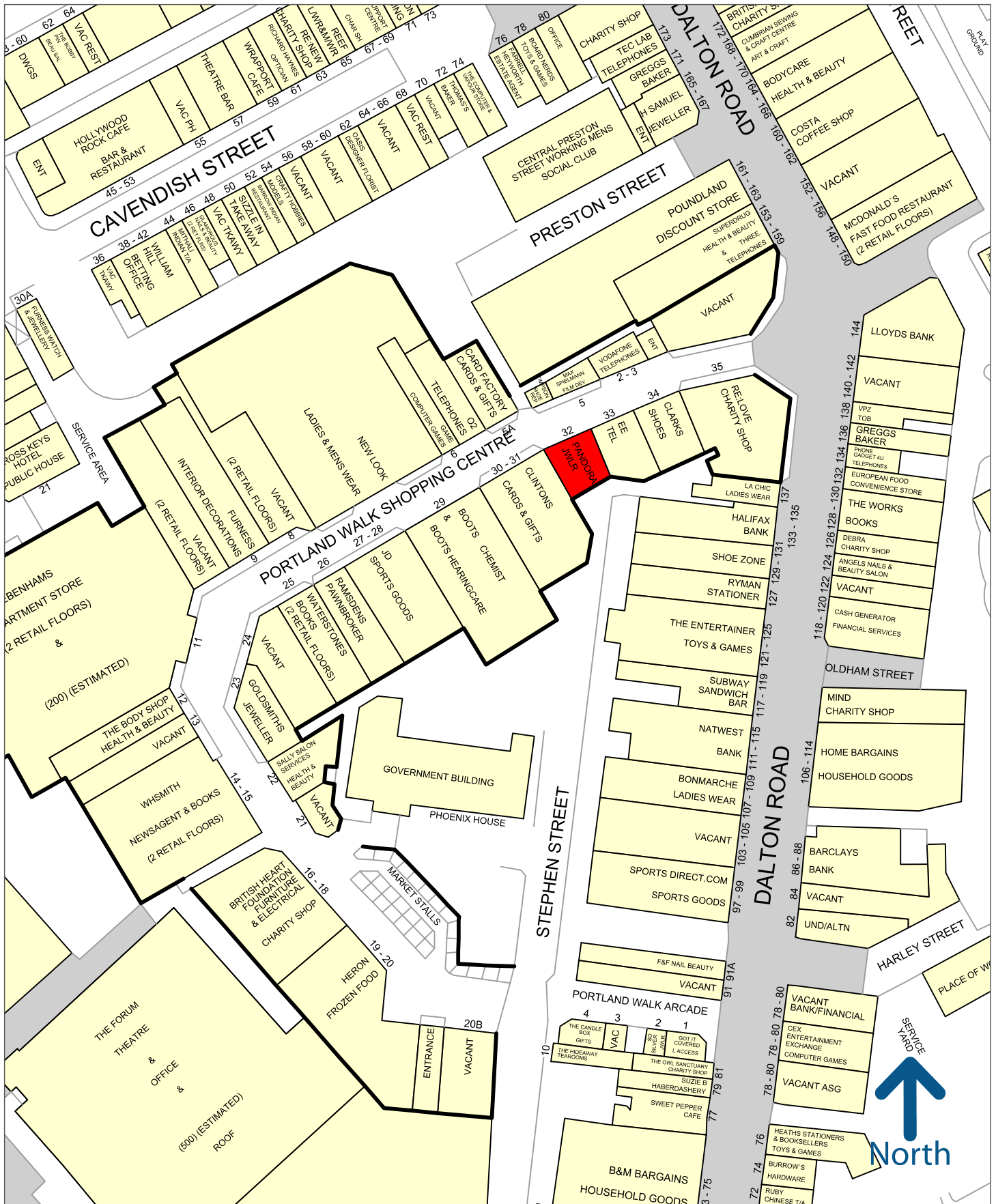
Anti-money laundering

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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50 metres

Experian Goad Plan Created: 30/11/2021
Created By: Peill and Company



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