

**Shop/restaurant with A5 Take-Away consent to let on a
new lease
Available with or without first floor flat**

**Former Coral Bookmakers
6 Bath Street
Barrow in Furness
Cumbria
LA14 1LZ**



Prominent location with on street car parking

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 65,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The 30-minute drive time population is widely regarded as being in excess of 120,000 and significant local employers include BAE Systems, Kimberly Clark, Barrow Borough Council, Orsted and Siemens and Glaxo SmithKline in nearby Ulverston. Barrow in Furness lies on the A590 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.



Location

The subject property occupies a prominent position at the location of Bath Street with Vernon Street and close to the junction of Bath Street with Abbey Road (which forms the town's main vehicular thoroughfare). The property is a short distance from Barrow town centre and is surrounded by a large number of dwellings and is a short distance from Craven Park, the home of Barrow Raiders Rugby League Club.

Description

The property comprises a well-presented ground floor lock-up shop ready for more or less immediate occupation and laid out as a ground floor sales/restaurant area with rear kitchen and staff wc facilities, together with customer ladies'/gents' and accessible wc facilities. At first floor level is a self-contained 3-bedroomed flat with self-contained access from Bath Street. There is a small rear yard, and the property offers the following accommodation:-

Accommodation

Ground floor internal width	8.11 metres	
Shop depth	7.18 metres	
Ground floor sales area	56.91 sq m	(612 sq ft)
Ground floor kitchen/staff	6.81 sq m	(73 sq ft)
Total ground floor net internal area	63.72 sq m	(685 sq ft)

Accessible wc – 1 wc and 1 whb
Gents' wc – 1 wc, 1 whb and 2 urinals
Staff wc – 1 wc and stall urinal

If required, a lease could be granted on the whole of the property (to include the 3-bedroomed flat at first floor) and the flat comprises the following accommodation:-

6a Bath Street (dwelling flat)

Ground floor – entrance

First floor – landing; sitting room 3.35m x 4.00m with door to kitchen, 2.11m x 2.59m with single drainer stainless steel sink unit, wall and base units, plumbing for washing machine and electric cooker point; bedroom 1 – 4.03m x 3.89m; bedroom 2 – 3.47m x 3.92m with door to bathroom 2.62m x 2.02m (with bath, wc and whb); bedroom 3 – 2.79m x 3.04m.

Terms

The ground floor shop is available to let on the basis of a new 5-year lease or longer, subject to 5-yearly rent reviews on a full repairing and insuring basis at a rental of £8,000 per annum.

Alternatively, our clients would be prepared to grant an overriding lease of the whole building (subject to the ability to sub-let the flat if required).

Rent

Ground floor only – £8,000 per annum, exclusive.

Whole property – £14,500 per annum (with potential to sub-let the flat if required).

Rating Assessment

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

Rateable value £7,600
UBR – 49.9p (2021/2022)

We are advised that from April 1, 2023, the property will be assessed for rates as follows:-

Rateable value - £8,800
UBR – 49.9p (2022/2023)

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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-66'.

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.

Viewing

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

Ground floor shop



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First floor flat



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