

**100% PRIME RETAIL UNIT TO LET AT REDUCED RENT  
IMMEDIATELY ADJACENT TO FORTHCOMING BAE SYSTEMS  
TOWN CENTRE CAMPUS FACILITY**

**Unit 8 Portland Walk  
Barrow-in-Furness  
Cumbria  
LA14 1DB**



**Adjacent to Boots, New Look, Waterstones, J D Sports, O2 and  
new 88,000 sq ft BAE Systems office and training facilities (in  
the former Debenhams department store)**

Barrow-in-Furness is a sub-regional centre situated in southwest 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. The town's major employer is BAE Systems Marine, who are engaged in the current Astute and Dreadnought Sub-Marine programmes, and the announcement of the AUKUS deal for supply of submarines to Australia has

seen a significant investment by BAE Systems in the locality with plans to increase the workforce at BAE Systems from approximately 10,000 to around 15,000-17,000. Barrow-in-Furness is the dominant retail centre for south Cumbria and is approximately 8 miles from Ulverston, 23 miles from Windermere 33 miles from Kendal and 33 miles from access to the M6 motorway at junction 36.

### Location

The property which is shown for identification purposes on the enclosed street traders plan is situated in a 100% prime retail location on Portland Walk, with the benefit of rear servicing. The property is immediately adjacent to premises occupied by New Look and with other occupiers including JD Sports, Waterstones, Boots the Chemist, Vodafone, Game, Clinton, Hays Travel and Card Factory adjacent. In addition, the former Debenhams department store and adjoining retail unit has been purchased by BAE Systems and the new training campus and adjoining facility will see a significant number of BAE employees based in this area from 2024. In addition, planning has recently been submitted for a £25m refurbishment of the indoor market hall and creation of a new town square 'Stephen Square' at the entrance to the Market Hall. In addition, there are plans for construction of a new university campus for the University of Cumbria which will house approximately 2,000 students.

### Description

The property comprises a ground floor retail unit (there is a substantial first floor accommodation which is being split from the ground floor retail space but could be made available if required and extends to in excess of 4,000 sq ft – further details are available on request). The property has a substantial frontage to Portland Walk and the benefit of rear servicing and offers the following accommodation:-

### Accommodation

Gross frontage	6.11 m	
Net frontage	5.89 m	
Shop width	8.46 m	
Shop depth	29.89 m	
<b>Ground floor sales area – NIA</b>	<b>227.6 sq m</b>	<b>(2449 sq ft)</b>

Please note the ground floor configuration could be altered to suit particular tenants' requirements. Additional first floor space of c 4,000 sq ft could also be made available – further details on request.

### Terms

The property is available to let on a full repairing and insuring basis for a flexible term or subject to a minimum term of 5 years – further details are available on request.

### Rent

A commencing rental of £25,000 per annum exclusive payable monthly in advance.

### Rating Assessment

To be re-assessed on split between ground and first floor.

### Energy Performance Certificate

The property has an energy performance asset rating of '80 - D'.

### Legal Costs

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



### **VAT**

The property is registered for VAT and VAT is therefore payable on rents and other payments under the terms of the lease.

### **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.



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

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50 metres

Experian Goad Plan Created: 18/09/2023  
Created By: Peill and Company



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