

PRIME WELL-FITTED SHOP TO LET ON A NEW LEASE
Ideal location for independent trader to be close to nationals

**6A Portland Walk
Barrow-in-Furness
Cumbria
LA14 1DB**



**100% Prime Location adjacent to new BAE Systems Skills Centre,
Boots, Clinton, Waterstones, New Look, JD Sports and new Greggs**

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 who are undergoing a rapid recruitment campaign increasing employees in the shipyard working on construction of nuclear submarines benefitting from the AUKUS deal. Associated employment in the supply chain in the Furness area will see up to 20,000 people working in the industry.



Location

The property is shown for identification purposes on the attached street traders plan and occupies a 100% prime location. The former Debenhams department store and adjoining shops totalling approximately 88,000 sq ft have been purchased by BAE Systems for conversion to a skills centre, operational during 2024 which, coupled with redevelopment of the indoor market hall and construction of a new campus for University of Cumbria will lead to increased pedestrian flow in Portland Walk. Other occupiers in the immediate vicinity include a newly upsized Greggs, Boots the Chemist, Clinton Cards, Waterstones, New Look and JD Sports.

Description

The property comprises ground and first floor accommodation, ground floor retail area, stock room and accessible wc with ancillary accommodation at first floor comprising storeroom, staff room and further wc facilities. There is rear servicing from Forshaw Street.

Accommodation

The property offers the following accommodation:-

| | | |
|---|--------------------|---------------------|
| Ground floor internal width | 4.82m | |
| Shop depth | 13.48 m | |
| Built depth | 17.58 m | |
| Ground floor sales area | 63.87 sq m | (688 sq ft) |
| Ground floor ancillary | 11.35 sq m | (122 sq ft) |
| Total Ground Floor NIA | 75.22 sq m | (810 sq ft) |
| First floor office, staff and ancillary | 64.62 sq m | (696 sq ft) |
| TOTAL Net Internal Area | 139.84 sq m | (1506 sq ft) |

Terms

The property is available to let on a new 5-year lease or longer subject to 5-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £15,000 per annum exclusive

Rating Assessment

To be advised

Energy Performance Certificate

The property has an energy performance asset rating of ' 92-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 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.



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50 metres

Experian Goad Plan Created: 25/09/2023
Created By: Peill and Company



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