

**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

#### General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

**Tenure**  
Freehold

**Council Tax Band**  
A

#### Contact Details

**Registered Office**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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# ROSS

## Estate Agencies



**Anchor Road | Barrow-in-Furness | LA14 2QW**

**Asking Price £85,000**

- Calling All Investors, Landlords
- Ideal Commercial/Residential Property
- Great Location On Barrow Island
- Shop Front, Rear Almost Finished Café/Food Outlet
- 2 Bedrooms, Kitchen/Diner, 2 Bathrooms
- Some DG, CH
- Needs Updating/Modernising
- Busy Foot Flow On Anchor Road
- Vacant Possession
- Council Tax Band A







### Property Description

Calling all property investors, landlords! We are pleased to bring to the market this ideal opportunity to purchase a spacious commercial/residential property in the heart of Barrow Island, located on the main shopping area, close to all local amenities, transport links and local employer BAE. The property offers a substantial ground commercial area with a shop at the front with large display windows and storage areas. At the rear of the property is an almost completed café/food outlet, which is ideal as the property is on a corner plot with residential accommodation, it has 2 bedrooms, kitchen/diner and bathroom. The property benefits from some double glazing, central heating and is in a prime location in the local area. The property would suit a variety of buyers and with planning permission change of use for a variety of other uses. The property is being sold with vacant possession and does need updating/completing, which is reflected in the asking price.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/spits.change.galaxy>

### FRONTAGE

Door to Front Shop

### FRONT COUNTER AREA

**14' 6" x 4' 0" (4.43m x 1.24m)** Large display window, counter area, borrowed light and door to office/shop

### OFFICE/SHOP

**9' 6" x 13' 6" (2.90m x 4.13m)** Large display window, borrowed light and door to

### HALL AREA

Stairs to 1st floor, door to side of the property and door to

### ROOM 1

**12' 4" x 14' 2" (3.78m x 4.33m)**

Double glazed patio doors, double glazed window, under stairs storage, ceiling spotlight and door to

### GROUND FLOOR SHOWER ROOM

Double glazed window, low level WC, large shower cubicle with double headed shower, tiled splash, laminate flooring and radiator

### LANDING

Double glazed window, radiator, spindle staircase and doors to

### BEDROOM 1

**14' 2" x 13' 7" (4.33m x 4.15m)**

Double glazed windows and radiator

### BEDROOM 2

**10' 2" x 10' 2" (3.10m x 3.11m)**

Double glazed window, storage cupboard (boiler) and radiator

### KITCHEN

**8' 2" x 12' 2" (2.50m x 3.73m)**

Double glazed frosted window, fitted base units with drawer units with worktops to compliment, integrated oven with 4-ring hob, tiled splash and radiator

### BATHROOM

**9' 4" x 8' 7" (2.87m x 2.64m)**

Double glazed window, fitted 3-piece suite, low level WC, fitted hand wash basin with mixer taps, vanity unit, panelled enclosed bath with mixer taps, shower head and tiled splash

### REAR SHOP

Double glazed windows, double glazed doors, large double glazed display window, radiator, fitted with stainless steel sink units with taps, hand wash basin, large worktop/storage, counter display units, tiled splash and large cooker hood

### YARD

Enclosed rear yard

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

