

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 68 Cavendish Street

Barrow In Furness, LA14 1PZ

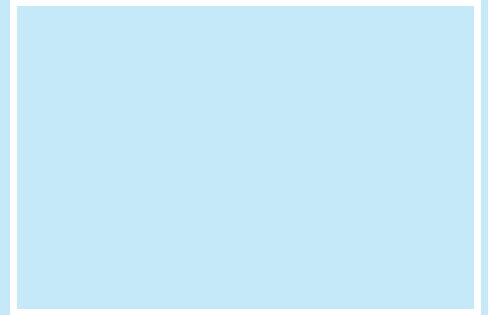
Realistic Offers Considered £75,000



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## Draft Particulars Subject to Client Validation

### Approach

Glazed front door of aluminium frame, affords convenient access from the front - Cavendish Street - and the busy established retail area.

### Shop Retail Area

**43'4" x 13'5" (13.2 x 4.10)**

Lower level fully glazed display window to the front, ceiling height of 2.60m lights, power point, telephone point, access to the stairs to the side. Intruder alarm.

Possible open doorway access to the adjoining property,

### Stairway Details

The open tread stairs with pine side/handrail lead from the side of the retail shop area to the first floor.

### Sales/Store Area

**24'7" x 13'5" (7.5 x 4.10)**

With window to the front. Head of the stairwell into the room. Fluorescent light. Open access to a rear offset store, also walk in vestibule.

Separate doors to the WC facilities for both gentlemen and ladies. Each with extractor fans, vanity basins, water heaters and hand dryer.

### External

Good vision to the front with glazed door and access.

To the rear of the ground floor retail shop, secure door to a covered yard. Of 3.90m width. Bulk head light. External door to the rear for deliveries etc.

The property has a replacement roof.

### Additional Information

A restrictive covenant will be applied to avoid conflict with the current owners businesses.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

