

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Unit 3 Shore Street

Barrow-in-Furness, LA14 2UB

Offers In The Region Of £109,950



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*This is a modern purpose built two storey mews commercial lock up. Benefitting from a central location close to Morrisons with open parking to the front and high bay roller shutter door and adjacent staff door. Ground floor workshop of 36ft/11m and overall 720sq ft/67sqm. Ceiling height of 9ft/2.90m. Kitchenette with fitted units, Cloaks/WC and external rear door. First floor of 11m x 6m with high level delivery door. The unit has three phase electrics and is to be sold with vacant possession.*

### DISCLOSURE

The current owner of this property is a director of Corrie and Co.

### Approach

High bay roller door to the front with a cul-de-sac advantage.

### Workshop

**36'1" x 20'0" (11.0 x 6.10)**

Of block construction, ceiling height of 2.90m, concrete floor, fluorescent light and power.

### Kitchenette

With modern base and wall unit, work surfaces and inset sink with heater. External rear door and internal fire door.

### Cloaks

With low level WC, vanity basin and water tap.

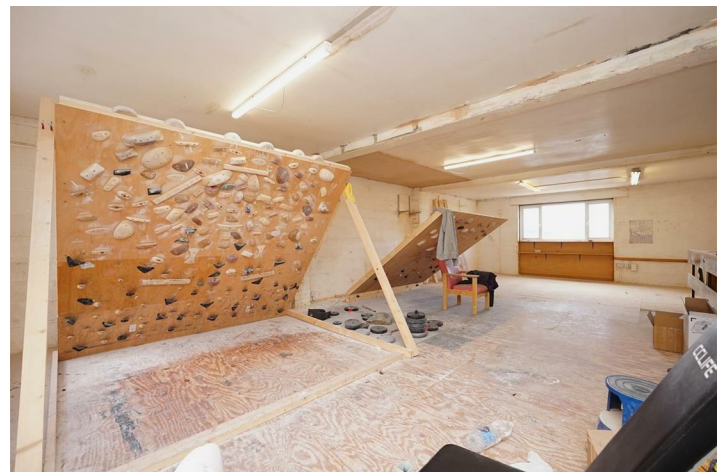
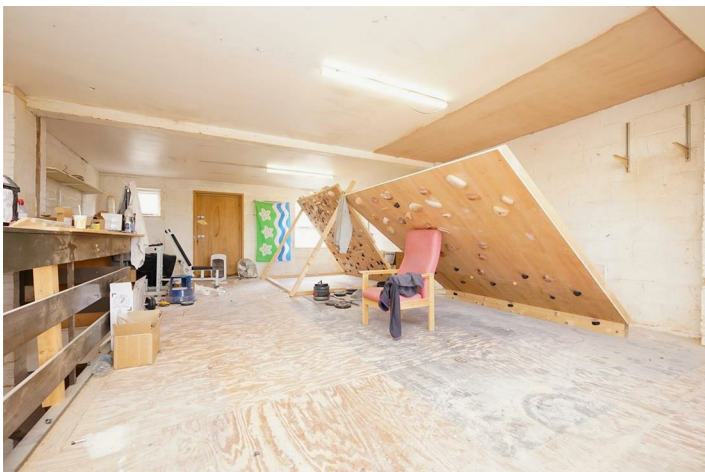
### First Floor

**36'5" x 20'4" (11.10 x 6.20)**

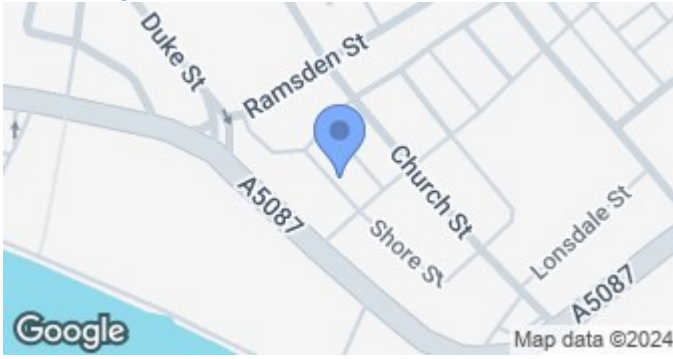
Ceiling height of 2.5m and fibreglass roof.



- EPC Rating - D 96
- Rateable Value - £5,000
- 3 Phase Electric
- Central Location
- Vacant Possession
- Part Double Glazed
- Kitchenette and WC
- Open Parking to Front
- Freehold Property
- No VAT



## Road 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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not energy efficient - higher running costs			
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