

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 3a Montague Street

Barrow-In-Furness, LA14 1SN

Offers In The Region Of £175,000



# 3a Montague Street

Barrow-In-Furness, LA14 1SN

## Offers In The Region Of £175,000



***Self contained commercial premises located in the town centre. Within a single property are two semi independent workshop/storage units, two integral offices with cloaks and a WC. Total area is 2432sq ft (226sqm) being approximately 115 sqm for one workshop/unit and 111 sqm for the second workshop/unit. Access with sliding doors, high bay roller shutter door, open internal access and pit. The premises has concrete floors, and includes electric, light, power and a telephone point.***

### Unit 1

40'8" x 28'6" (12.4 x 8.7)

Timber sliding door, and two integral offices with electric power points and concrete floor. There is open access between the units

### Unit 2

41'0" x 29'2" (12.50 x 8.90)

Concrete flooring, with a lower work pit and power points and a steel roller shutter door. There is also a stainless steel sink.

### Cloaks

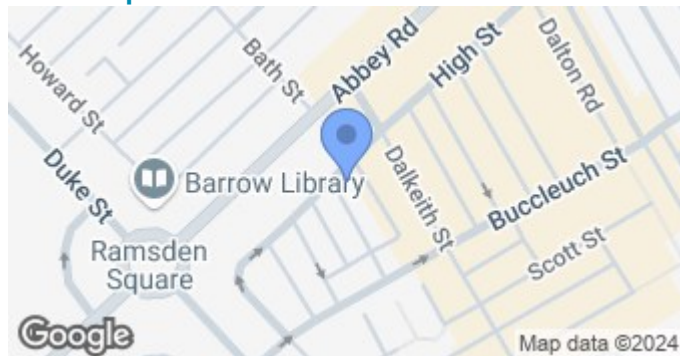
Includes a wash basin and a door to the WC. Twin doors to the rear and a pedestrian door to the front.



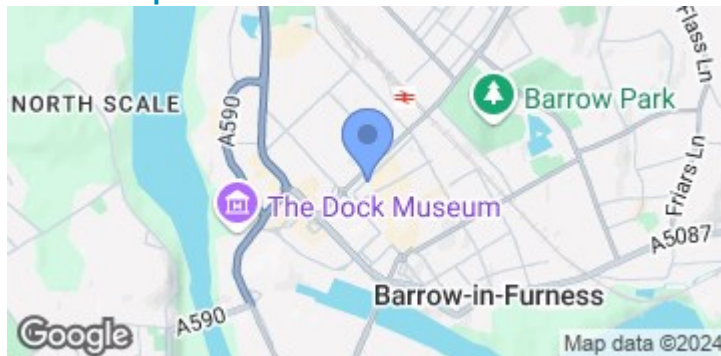
- Current Rateable Value - £5,400
- Excellent Investment Opportunity
- Central Town Location
- Freehold Premises



## 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.

