

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



8 Crellin Street

Barrow-In-Furness, LA14 1DU

Offers In The Region Of £99,950

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Nestled in the heart of Barrow-In-Furness, Crellin Street presents an exceptional opportunity for those seeking a commercial space in a vibrant and bustling area. This shop is ideally situated to attract foot traffic, making it a prime location for a variety of businesses.

The property boasts a spacious interior that can be tailored to meet the specific needs of your enterprise. With ample natural light streaming through large windows, the shop creates an inviting atmosphere for customers. The layout is flexible, allowing for easy configuration to suit retail displays or service areas, depending on your business model.

The surrounding area is home to a mix of residential and commercial properties, ensuring a steady flow of potential customers. Additionally, the location benefits from good transport links, making it easily accessible for both clients and suppliers.

Whether you are an entrepreneur looking to start anew or an established business seeking a new location, this space offers the perfect blend of opportunity and potential. Do not miss the chance to make this shop your own and contribute to the vibrant tapestry of Barrow-In-Furness.





- Current Rateable Value - £4,850
- Prime Location
- Freehold Premises
- Sold With Vacant Possession

Front Shop

26'10" x 12'4" (8.19 x 3.77)

Store Room

5'1" x 12'5" (1.57 x 3.80)

WC

3'2" x 6'5" (0.97 x 1.97)

Kitchen

5'9" x 9'9" (1.77 x 2.99)

First Floor Room One

12'7" x 9'7" (3.85 x 2.93)

First Floor Room Two

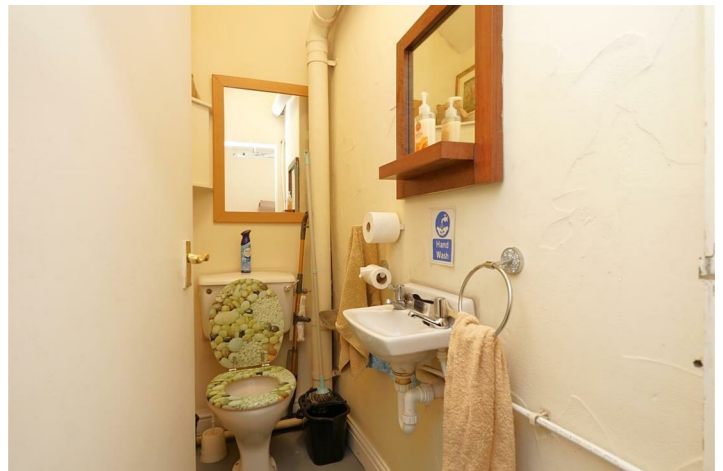
12'6" x 10'11" (3.83 x 3.34)

Second Floor Room One

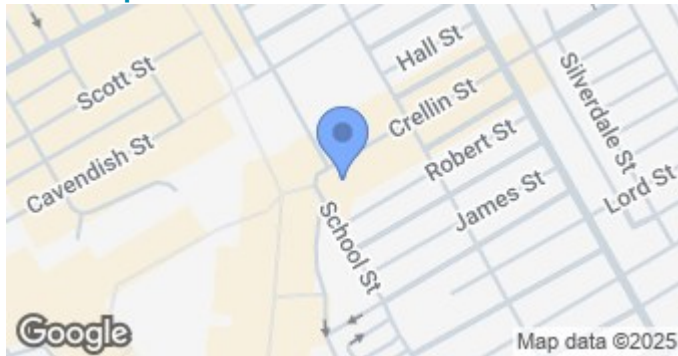
12'8" x 12'7" (3.88 x 3.86)

Second Floor Room Two

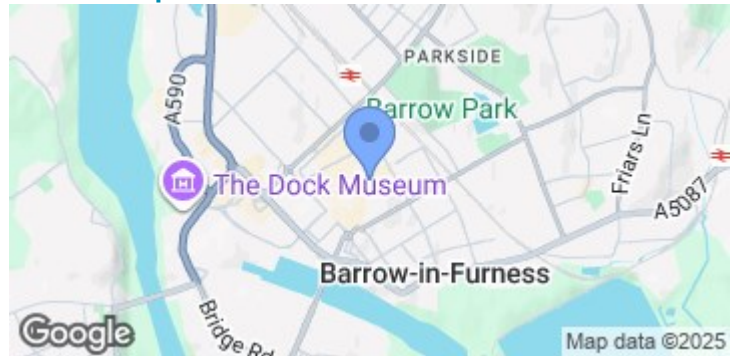
10'11" x 12'7" (3.35 x 3.85)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		