



Commercial Unit Piel Street

Barrow-In-Furness, LA13 0QL

Offers In The Region Of £275,000



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A rare opportunity to acquire a detached freehold commercial property currently operating as a well-established café in a sought-after hamlet location. The premises enjoy an excellent reputation and strong footfall, offering exciting scope for further development or alternative commercial use. Available with no onward chain, the property presents exceptional potential for buyers seeking an established business or a new venture. There is also the option to purchase the café with all fixtures and fittings included, making for a smooth transition and immediate trading potential.

This attractive and adaptable commercial property offers excellent flexibility, benefiting from two independent access points as you approach. To the left, an entrance leads directly into the front-of-house dining area, while a separate doorway to the right opens into the ice cream parlour, allowing the two spaces to function together or independently as needed.

The main dining area is charmingly presented, featuring wooden flooring and exposed beams that create a warm coastal ambiance. This space is ideal for welcoming guests and offers a relaxed, characterful setting. From here, customers have easy access to the cloakroom facilities, which include separate ladies' and gents' WCs, neatly tucked away yet conveniently located.

There is a sizeable commercial kitchen which provides generous preparation and service space, with ample room for equipment and efficient workflow. The kitchen also connects directly to the enclosed outdoor seating area, enabling smooth service to exterior tables, and includes a staff access point through to the ice cream parlour.

Beyond the main operational areas, the property benefits from practical storage options. A rear offset room provides useful ground floor storage, while a loft space above offers additional capacity for stock, equipment, or seasonal items.

One of the standout features of the property is the enclosed outdoor seating area. This private, space is a valuable asset, giving customers the opportunity to enjoy food and drinks in the open air—particularly appealing on bright, sunny beach days. It enhances the customer experience and extends the property's trading potential during warmer months.

Overall, the layout and features of this property make it ideal for a range of hospitality or leisure uses, with excellent flow between areas and strong potential for both indoor and outdoor trade.

Restaurant

17'4" x 25'3" (5.30 x 7.70)

Rear Hall

extends to 8'2" (extends to 2.50)

Commercial Kitchen

11'1" x 17'0" (3.4 x 5.20)

Steps/Porch

of 18'0" (of 5.50)

Rear Offset

18'0" x 6'6" (5.50 x 2.0)

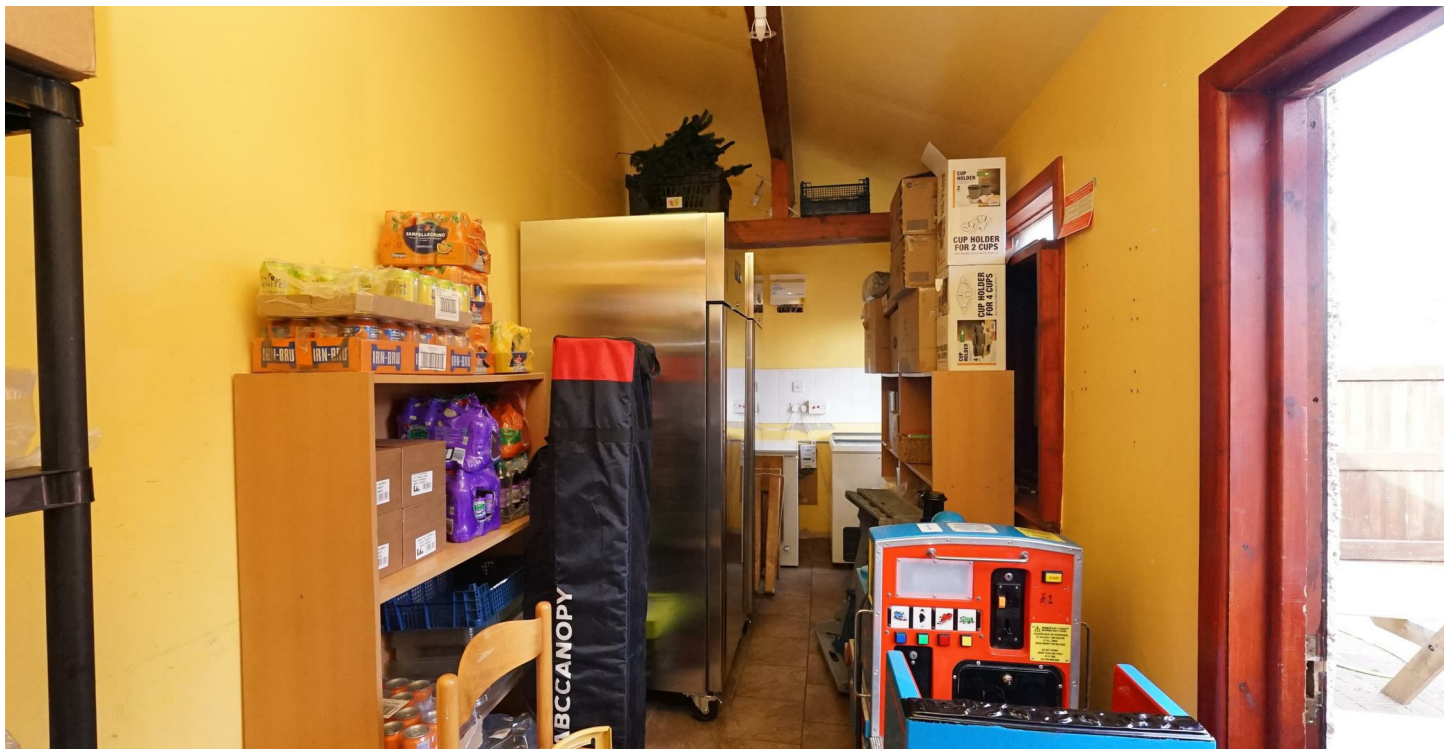
Outbuilding

22'11" x 13'1" (7 x 4)

Loft Area

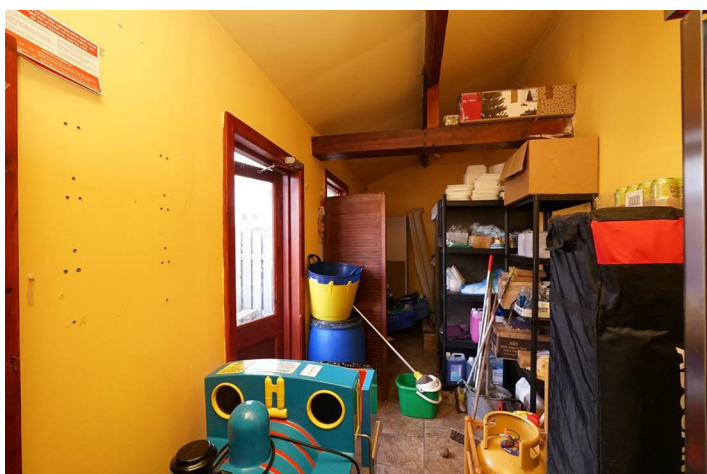
42'7" x 16'4" (13.0 x 5.0)

EPC - 66 (C)



- Freehold Premises
- No Onward Chain
- Established Business

- Sought-after Location
- Enclosed Outdoor Seating
- Immediate Trading Potential



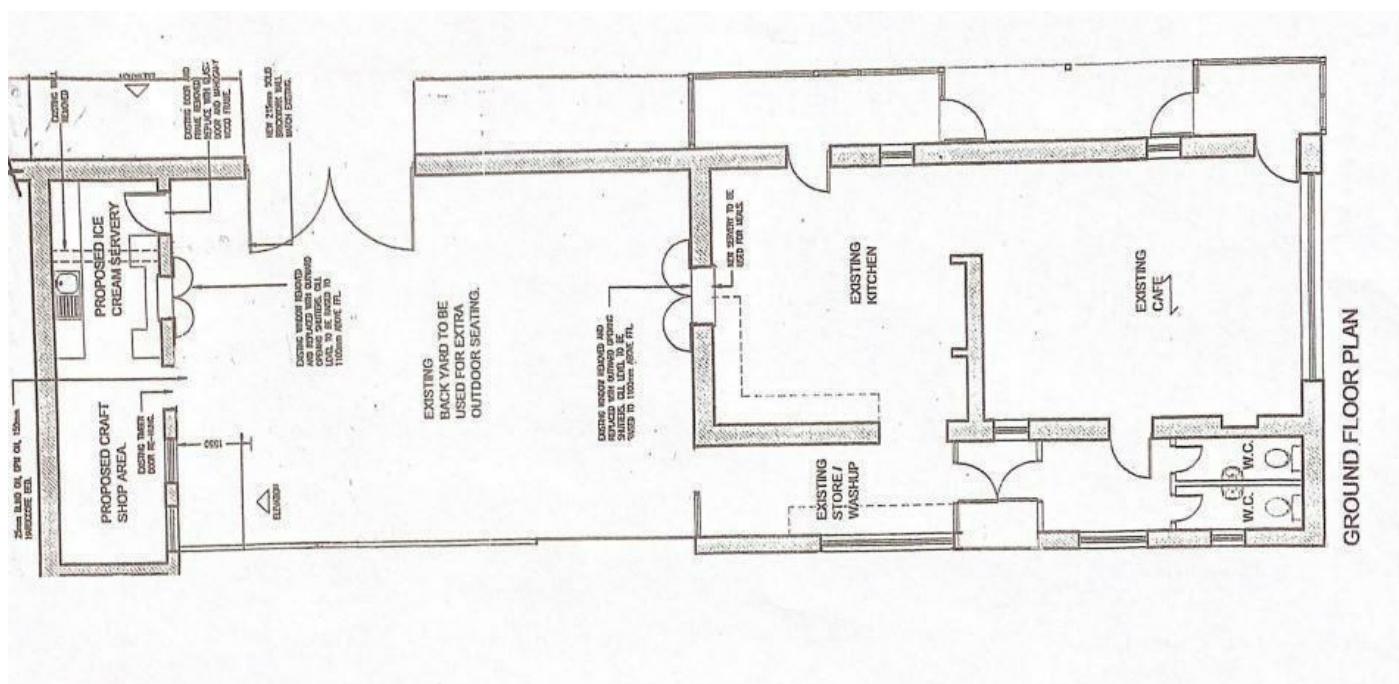
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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	