

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 16,17,18 Portland Walk

Barrow-In-Furness, LA14 1DB

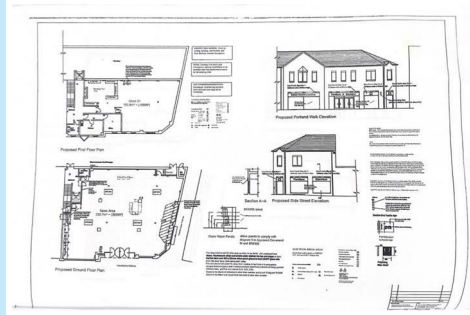
£30,000 Per Annum



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Barrow-In-Furness, LA14 1DB

**£30,000 Per Annum**



Welcome to Portland Walk, Barrow-In-Furness - a prime location for your next commercial venture! This commercial retail property is situated right in the heart of the town centre, offering excellent visibility and foot traffic for your business.

Spanning across two floors, Ground floor 3600 sq ft and the first floor 1550sq ft this property provides ample retail space for you to showcase your products and attract customers. The ground floor features a convenient WC, ensuring comfort for both staff and clients.

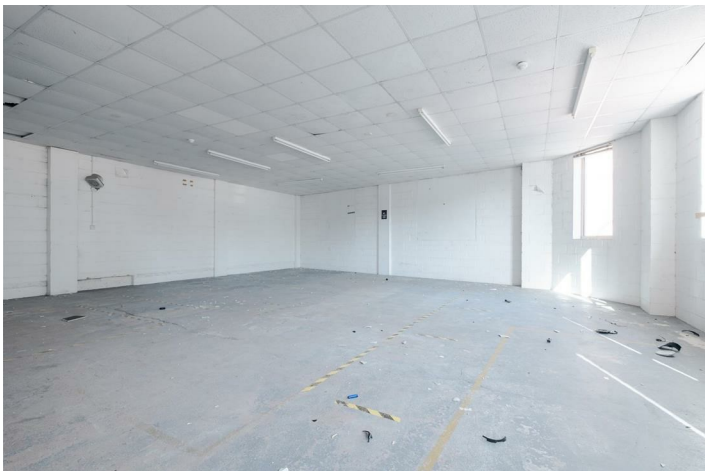
Located in a bustling area, this property is perfect for those looking to establish or expand their business presence. The rental terms are subject to VAT, providing you with a great opportunity to set up shop in this vibrant location.

Don't miss out on this fantastic opportunity to secure a retail space in a prime location - contact us today to arrange a viewing!

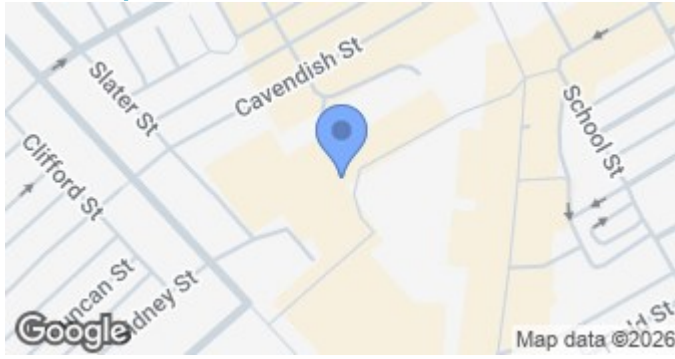


- Two Spacious Floors
- Ground floor WC
- Air Conditioning
- EPC-C

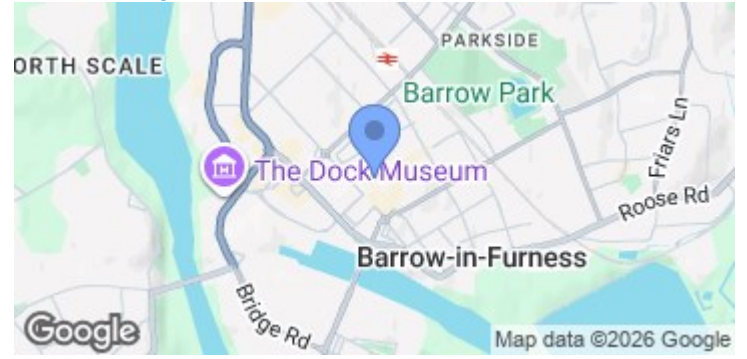
- Central Location
- Upstairs Office Space
- Ground floor Open Plan



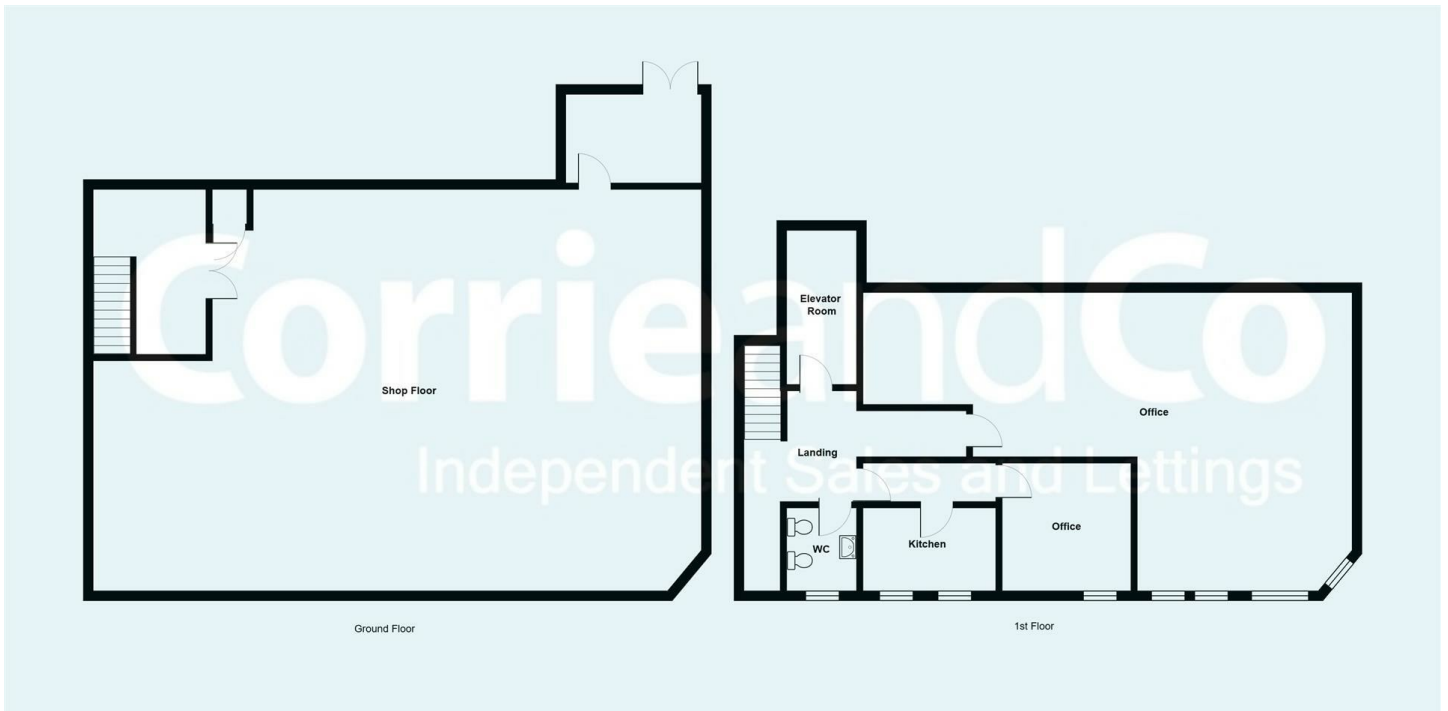
## Road Map



## Terrain Map



## Floor Plan



**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 whether buying or selling.**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	