



102 Duke Street

Barrow-In-Furness, LA14 1RD

Offers In The Region Of £250,000



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Occupying a prominent corner position in a central and accessible location, this three-storey commercial premises offers versatile accommodation suitable for a variety of business uses. The building is currently vacant and comprises multiple self-contained office areas across all floors, providing flexibility for individual or combined occupation.

The property benefits from toilet facilities, a fitted kitchen area, and a cellar, ideal for storage or ancillary use. Large windows provide excellent natural light throughout, while the corner frontage ensures strong visibility and exposure to passing footfall and traffic.

This is an excellent opportunity for owner-occupiers, investors, or developers seeking adaptable commercial space in a well-connected and high-profile location.

Main Shop Entrance

18'8" x 18'1" (5.69 x 5.53)

Ground Floor Office

7'3" x 7'11" (2.22 x 2.43)

Office Space Ground Floor

12'8" x 16'11" (3.87 x 5.17)

Conference Room

12'1" x 13'5" (3.70 x 4.09)

Office Room

8'11" x 8'6" (2.72 x 2.61)

Small Office Room

5'8" x 8'3" (1.73 x 2.54)

Office Ground Floor

9'3" x 14'1" (2.82 x 4.30)

1st Floor

Office

8'10" x 14'5" (2.71 x 4.41)

Office

8'11" x 10'9" (2.72 x 3.30)

Kitchen Area

12'2" x 3'5" (3.73 x 1.05)

WC Men

5'3" x 7'10" (1.62 x 2.41)

WC Women

9'5" x 8'7" (2.89 x 2.62)

Floor 1.5

Office

17'3" x 9'6" (5.28 x 2.91)

Storage Room

13'7" x 7'6" (4.15 x 2.30)

Office

20'10" x 13'6" (6.37 x 4.14)

Second Floor

Office

9'10", 11'4'9" x 9'6" (3,35 x 2.91)

Office

9'4" x 15'10" (2.87 x 4.83)

Office

18'1" x 20'9" (5.53 x 6.34)

Cellar

Room One

9'1" x 12'7" plus 11'4" x 6'7" (2.79 x 3.86 plus 3.47 x 2.03)

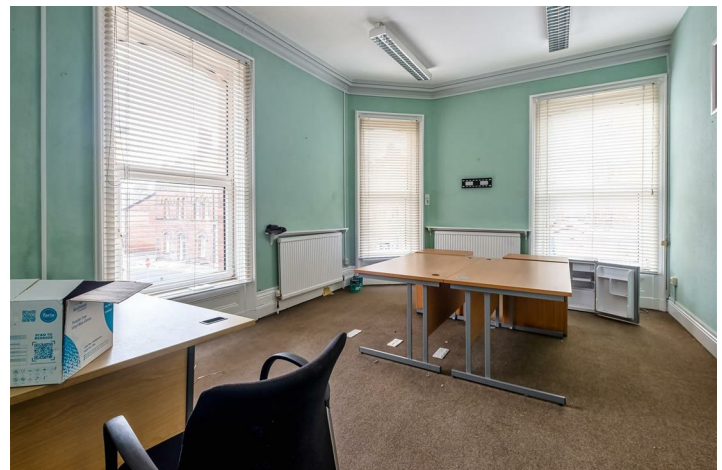
Room Two

18'1" x 21'10" (5.53 x 6.66)

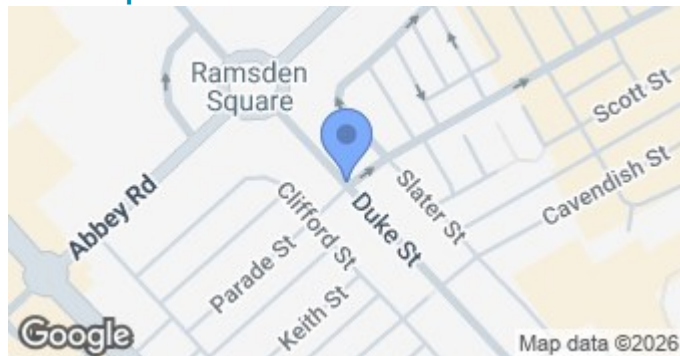


- Central Location
- Prominent Position
- Double Glazing

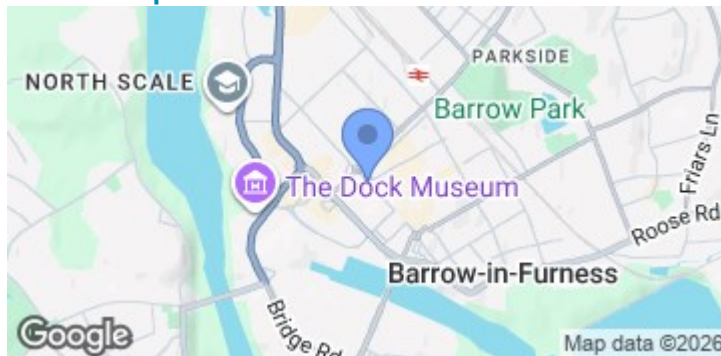
- Current Rateable Value £15,000
- Three Storey Premises
- Gas Central Heating



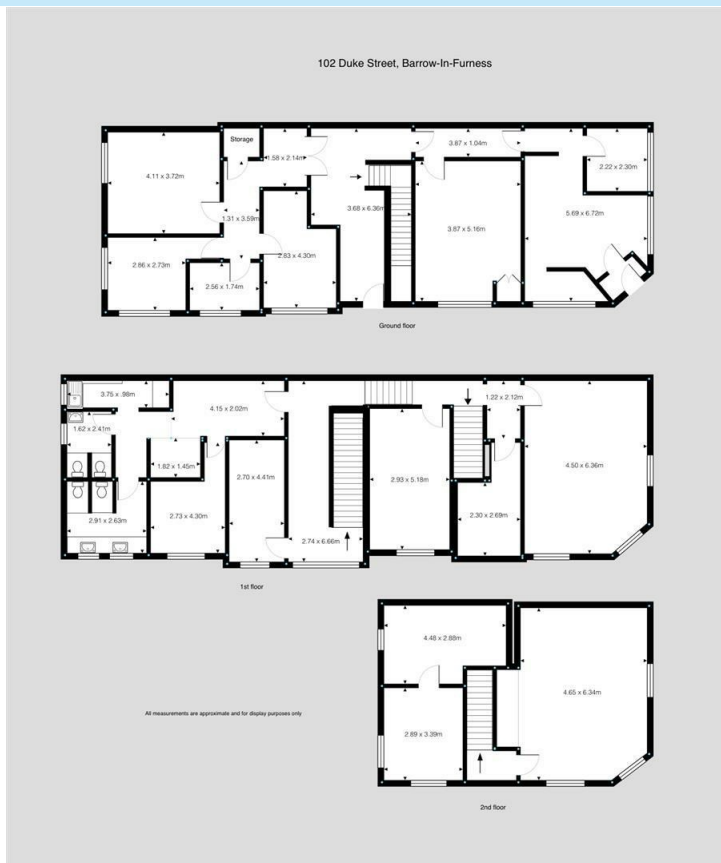
Road Map



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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
Very energy efficient - lower running costs	Current	Potential
(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		