



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

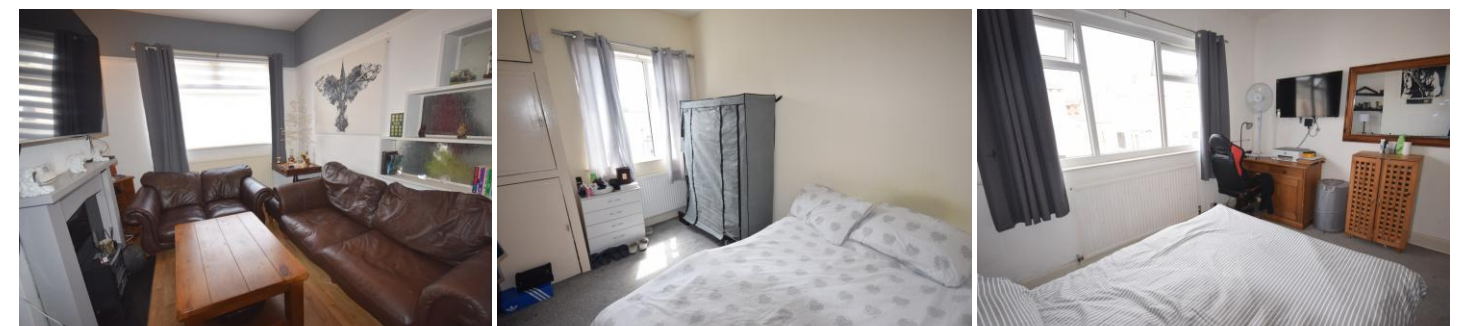
www.rossestateagencies.com

sales@rossestateagencies.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



York Street | Barrow-in-Furness | LA14 5HY

Asking Price £155,000

- Priced To Sell at £155,000
- Exciting New Business Opportunity
- Long Established Commercial Property
- Attached End Terrace Property
- Hallway, Lounge, Kitchen/Diner
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- The Existing Business Has An Excellent Reputation
- Full Details Upon Request
- Council Tax Band A For Residential





Property Description

We are delighted to bring to the market this well-established Chip Shop in a popular residential area just behind Oxford Street in the popular residential area, close to local amenities, transport links, schools etc. the business has been trading for sometimes and has good passing trade with valuable established clientele. The business has fixtures/fittings for sale, along with the attached end terrace property. The property comprises of entrance hall with access to the lounge and kitchen/diner. To the first floor the property has three bedrooms and a bathroom. The property benefits from central heating and double glazing. The residential property is currently rented and can be sold with tenants in-situ. (The Accounts are available upon request via private appointment with Lorraine Smith)

SERVICES

Gas, Electric, Water, telephone, Drainage

LOCATION

York Street is just behind Oxford Street in a popular Residential area.

YORK STREET CHIPPY/CHIP SHOP

15.6' 7.4" x 7' 4" (4.75m x 2.25m)

Fully equipped chip shop with range, bain-marie, fully tiled walls, serving counter, uPVC double glazed window and uPVC double glazed access door.

KITCHEN

7' 2" x 6' 1" (2.19m x 1.86m)

Having double bowl stainless steel sink unit, deep fat fryers, 5 ring gas hob, fridge, microwave, gas multi point water heater and uPVC double glazed window.

CUPBOARD/STORE

23' 1" x 6' 9" (7.04m x 2.07m)

Having potato rumbler, chipper, washbasin, 3 freezers and partition WC. The cupboard store has access to the rear lane and house.

36 YORK STREET (HOUSE)

ENTRANCE HALL

Having uPVC double glazed front door, radiator and access to the kitchen.

ENTRANCE HALL

Having gas fire with marble hearth and wood surround, 4 power points, radiator, TV point, uPVC double glazed window and open arch to the kitchen.

LOUNGE

11' 1" x 10' 2" (3.38m x 3.10m)

Having gas fire with marble hearth and wood surround, 4 power points, radiator, TV point, uPVC double glazed window and open arch to the kitchen.

KITCHEN

12' 0" x 10' 8" (3.68m x 3.26m)

Having wood effect wall and base storage cupboards, working surfaces, tiled surrounds, stainless steel sink unit, breakfast bar, plumbing for a washing machine, 4 ring electric hob, electric oven, 7 power points, radiator and access door to the rear.

LANDING

Having access to all rooms

BEDROOM 1

13' 8" x 10' 11" (4.17m x 3.35m)

Having 4 power points, radiator and uPVC double glazed window.



BEDROOM 2

13' 9" x 8' 4" (4.20m x 2.56m)

Having 2 power points, radiator, uPVC double glazed window and built in cupboard with recently installed gas central heating condensing boiler.

BEDROOM 3

7' 9" x 7' 5" (2.37m x 2.28m) Having radiator, power point and uPVC double glazed window.

BATHROOM

7' 5" x 4' 5" (2.28m x 1.37m)

Having bath, over bath electric shower, WC, washbasin, fully tiled walls and uPVC double glazed window

GENERAL

The accounts are available to interested parties by appointment with Mrs Lorraine Smith at WG ROSS & CO LTD 16-18 Cavendish Street, Barrow-in-Furness, Cumbria, LA14 1SB

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus

