



## 1-3, Portland Walk, Barrow-in-Furness, LA14 1DB

Nestled in the heart of Barrow-in-Furness, this retail property on Portland Walk presents an exceptional opportunity for businesses seeking a prime location. The property boasts a spacious ground floor sales area, ideal for showcasing a variety of products or services. With its prominent position, it benefits from high foot traffic, ensuring excellent visibility and accessibility for customers.

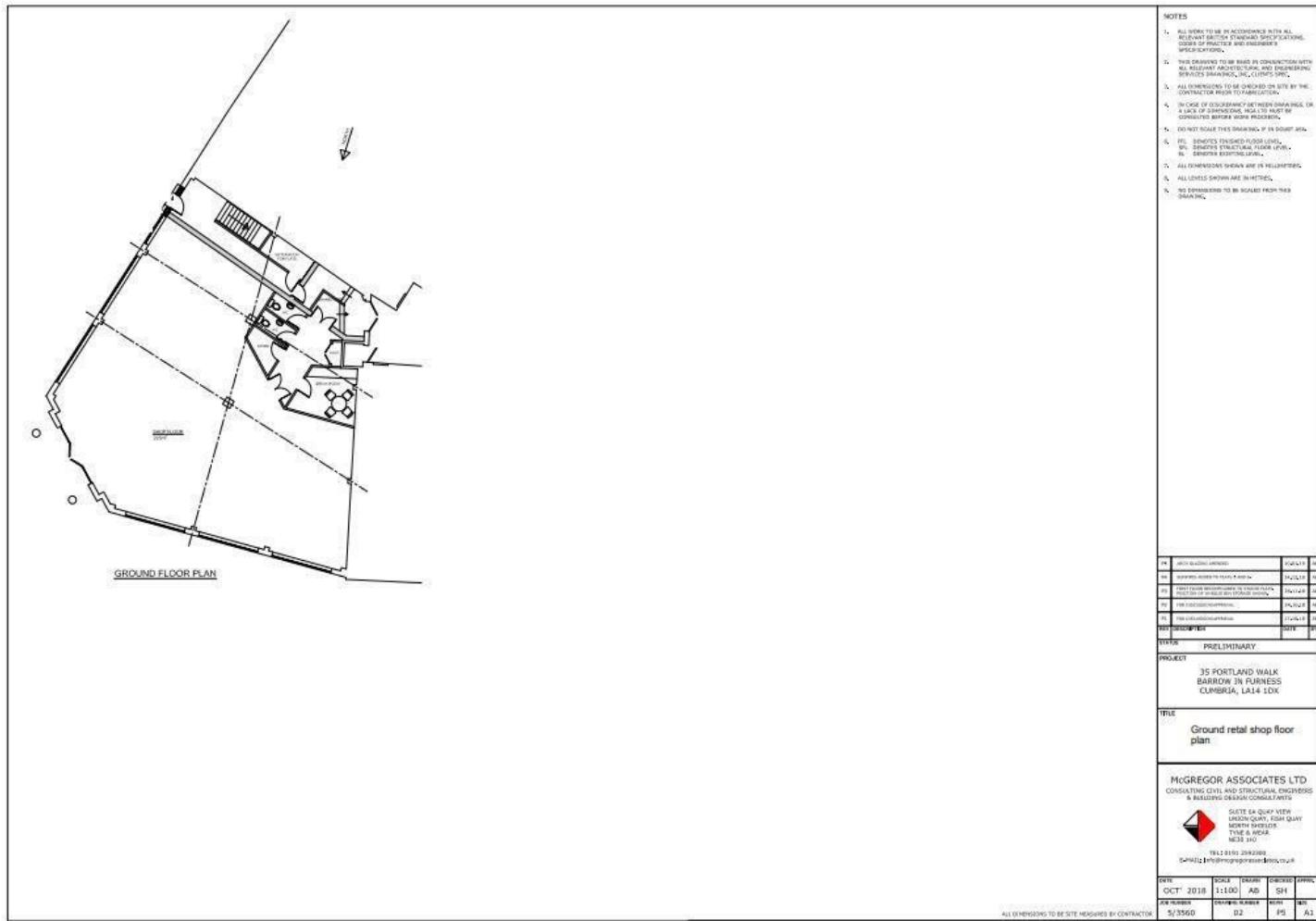
The property is available to let on the basis of a new lease for a length to be agreed on a full repairing and insuring basis, the property holds an energy performance asset rating of 'C', reflecting a commitment to energy efficiency and sustainability.

This retail space is perfect for entrepreneurs looking to establish or expand their business in a vibrant community. With its strategic location and generous sales area, it offers the potential for significant growth and success. Do not miss the chance to secure this remarkable property in Barrow-in-Furness.

Contact us today to arrange a viewing!

**£40,000 Per Annum\***

## Floorplan



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

