



23 Portland Walk

Barrow-In-Furness, LA14 1DB

£24,950 Per Annum Plus Vat



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Situated in the main thoroughfare leading through the town centre. The premises occupy a prime pitch in the very heart of Barrow Town Centre. The property has a ground floor and a first floor, 211.7SQM (2279sq ft) available by way of a new Full Repairing & Insuring lease for a number of years to be agreed. Rental subject to VAT. Situated opposite The Bridge, the new BAE training campus. A corner position.

Access

Sales Area/ Ground Floor

46'7" x 22'11" approximate (14.20 x 7.00 approximate)

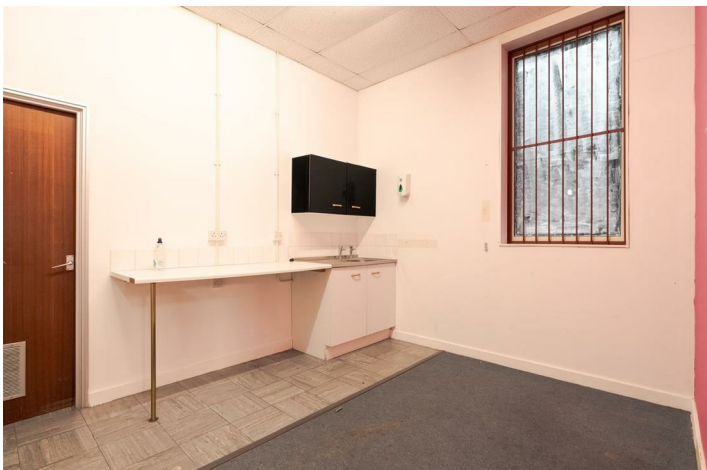
First Floor

42'7" (13.0)

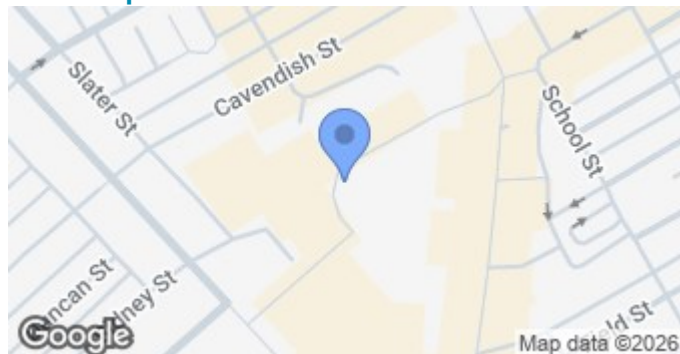


- Prime Location
- Office and Storage Area
- EPC E

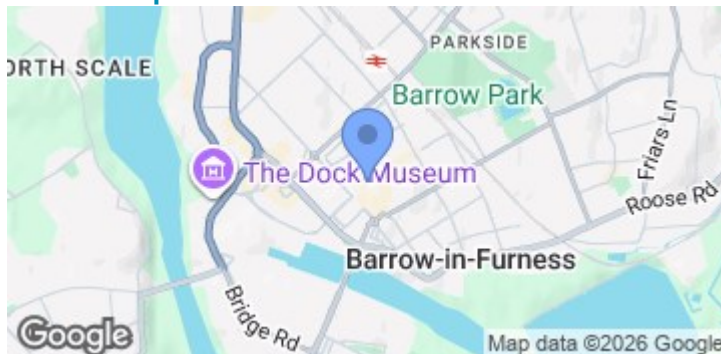
- Staff Kitchenette
- WC / Cloaks
- Extensive Sales Area



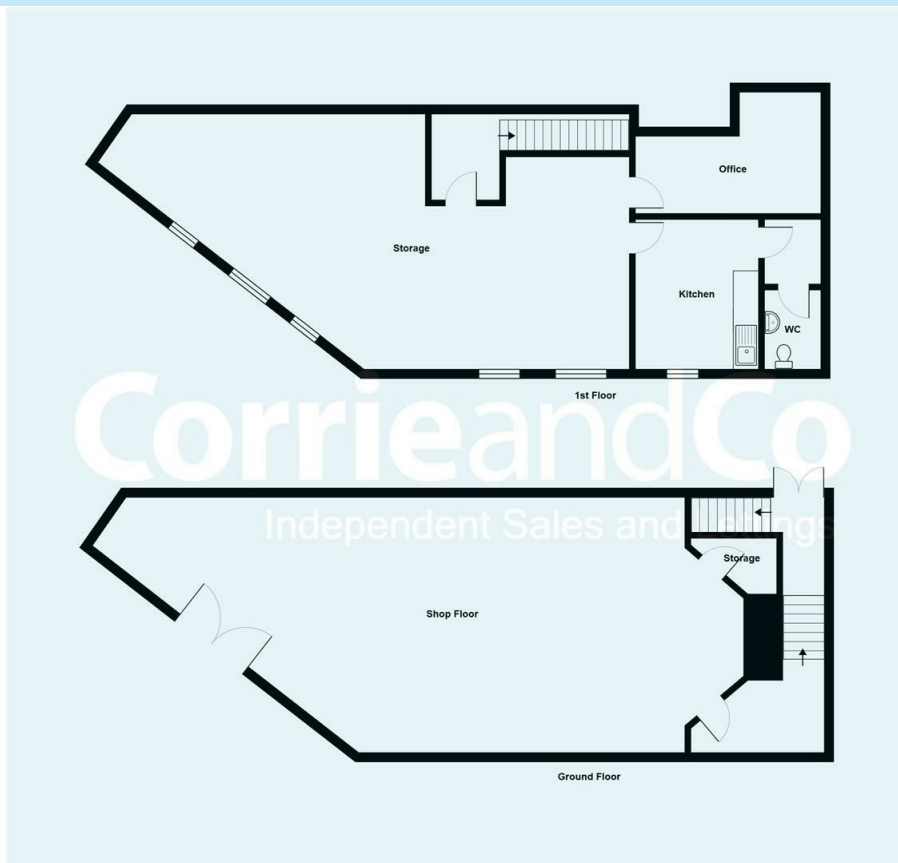
Road Map



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		
	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 2002/91/EC		