



HIGH STREET PROPERTY / CLASS E

Unit 11, 32 Portland Walk, Barrow in Furness, LA14 1DB

FORMER MODERN DEPARTMENT STORE WITH 106 SPACE ROOFTOP CAR PARK. POTENTIAL FOR ALTERNATIVE USES, SUCH AS LEISURE, SUBJECT TO PLANNING



**TO
LET/
FOR
SALE**

Rent/Price: £195,000 pa / £1 million

Ground Floor: 29,601 Sq ft / 2750 Sq M

First Floor: 37,954 Sq ft / 3526 Sq M

Second Floor: 1,113 Sq ft / 103 Sq M

UP TO 69,000 Sq ft AVAILABLE – MAY SPLIT

Viewing strictly through the sole agent.

Barker Proudlove

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Location:

Barrow-in-Furness is the second largest urban centre in Cumbria and has a resident population of approximately 67,000. It is located approximately 34 miles northwest of Kendal, 48 miles northwest of Lancaster and 85 miles west of Carlisle.

Portland Walk is the primary shopping street in Barrow and includes occupiers such as Boots, JD Sports, O2, New Look and Waterstones. There are good transport links with bus stops within a 5 minute walk and Barrow railway station a 10 minute walk away.

The property comprises a former department store and a 106 space rooftop car park, from which there is direct access into the store.

Accommodation:

The premises comprise the following approximate gross internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	29,601	2750
First Floor	37,954	3526
Second Floor	1,113	103

Rent:

£195,000 per annum exclusive of service charge, insurance, business rates and VAT.

Price:

Offers in excess of £1 million

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Consideration will also be given to a temporary letting.

The freehold is also available.

Business Rates:

The premises currently has a rateable value of £377,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

Further details available upon request.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. We understand the property has been elected for VAT.

Subject to vacant possession

Date Prepared:

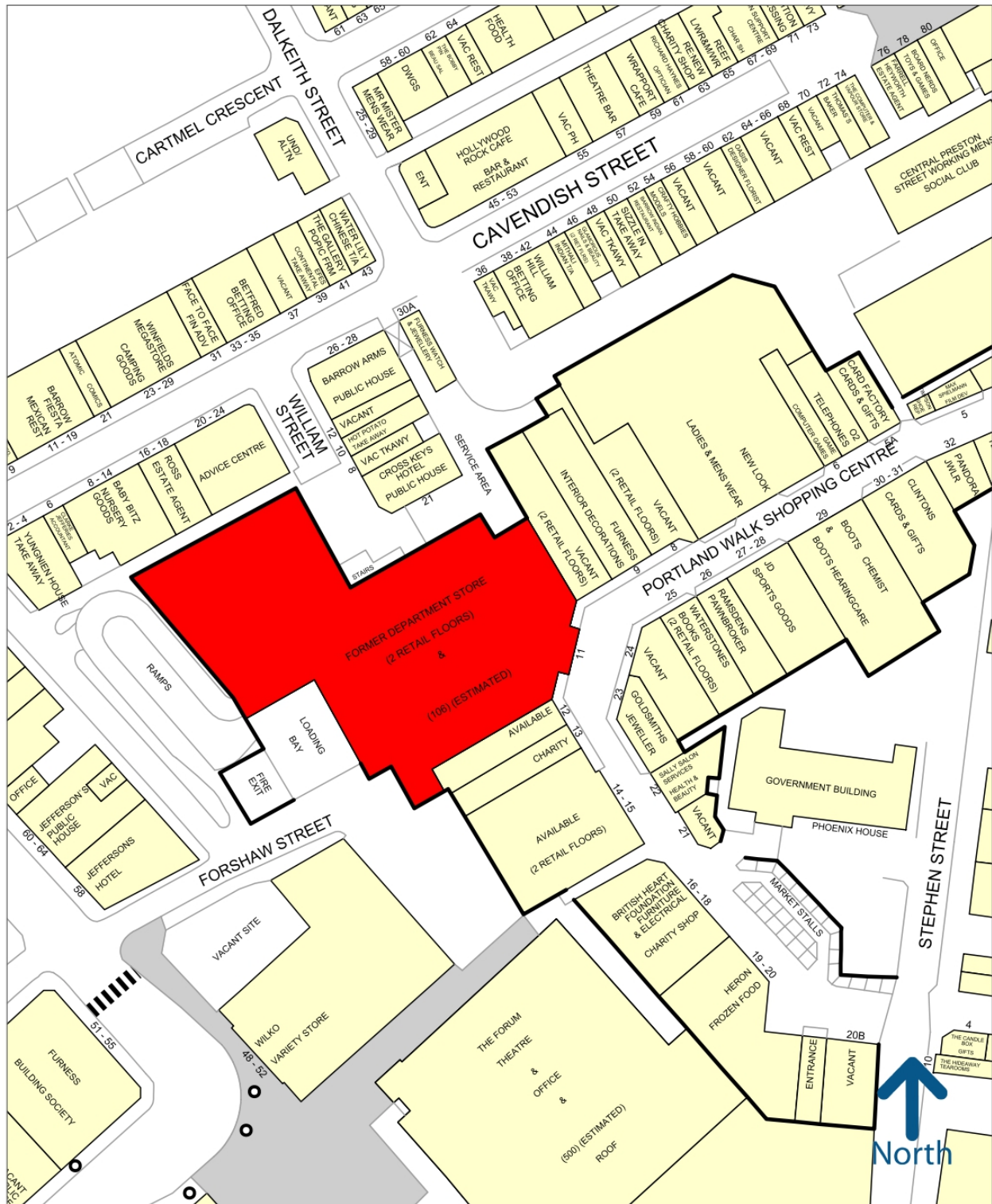
December 2021

Subject to Contract

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Barrow-in-Furness



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