



HIGH STREET PROPERTY / CLASS E

Unit 12, 34 Portland Walk, Barrow in Furness, LA14 1DB



**TO  
LET/  
FOR  
SALE**

**Rent/Price: £20,000 pax / £200,000**  
**Ground Floor: 1,472 Sq Ft / 137 Sq M**

**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.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,337	124.21

**Rent:**

£20,000 per annum exclusive of service charge, insurance, business rates and VAT.

**Price:**

£200,000.

**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 virtual freehold is also available for sale by way of a 999 year long leasehold at a peppercorn rent.

**Business Rates:**

The premises currently has a rateable value of £23,250. 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 - D

**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. The property has been elected for VAT.

**Date Prepared:**

December 2021

Subject to Contract

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Barrow-in-Furness



Experian Goad Plan Created: 16/11/2021  
Created By: Barker Proudlove Ltd

50 metres

