

SHOPPING CENTRE PROPERTY / CLASS A1

8 Portland Walk Barrow in Furness, Barrow In Furness LA14 1DB



**Rent: £25,000 PA**

**Ground Floor Area**

2,458 Sq ft / 228 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Barrow in Furness is a seaport town and has a resident population of approximately 67,000. Barrow in Furness is located approximately 34 miles southwest of Kendal, 48 miles west of Lancaster and 85 miles south of Carlisle.

Portland Walk Shopping Centre is the primary shopping street in the centre of Barrow in Furness. It is anchored by Debenhams and includes other occupiers such as WH Smith, JD Sports, Boots, Topshop and Clintons.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2,458	228.4
First Floor Sales	2,142	199.0
First Floor Ancillary	1,704	158.3

**Rent:**

We are seeking rental offers in the order of £25,000 per annum exclusive

**Tenure:**

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

**Business Rates:**

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

**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.

**Date Prepared:**

June 2020

Subject to Contract

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