



## SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such other multiple retailers including **McDonald's, Ryman, Costa Coffee, Halifax, Superdrug, Subway, CEX** and **Poundland**.

Barrow is the second largest urban area in Cumbria after Carlisle and lies on the Furness Peninsula, close to the Lake District and some 34 miles south-west of Kendal and the M6 (Junction 36).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Storage** on the first and second floors.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage	12'9"	
Built Depth	61'0"	
Area	Approx.	606 sq ft

### First Floor

Staff Kitchen & Open Plan Rest Space	Approx.	473 sq ft plus WC
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### Second Floor

2 Rooms Area	Approx.	509 sq ft
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<b>Total Area</b>	<b>Approx.</b>	<b>1,588 sq ft</b>
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<sup>1</sup> Not inspected by Barnett Ross. Areas taken from VOA.



VAT is NOT applicable to this Lot

FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **M. L. Ahmed as a convenience store** for a term of 5 years from 20th November 2024 at a current rent of **£12,000 per annum** exclusive.

There is a **£1,000 Rent Deposit** held.

**£12,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Rocco Kay**

## Vendor's Solicitors

Absolute Conveyancing  
Tel: 01603 340 959 Ref: Leigh Oddy  
Email: leigh@absoluteconveyancing.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'





Interior view

