



Tenure

Freehold.

Location

Barrow-in-Furness is a sub-regional centre in South West Cumbria with a resident population of approximately 75,000. The town lies on the A590 trunk road approximately 8 miles from Ulverston, 23 miles from Windermere, 34 miles from access to the M6 Motorway at Junction 36 and 33 miles from Kendal.

The subject property occupies an extremely prominent location in the town centre within a conservation area with a large frontage to Abbey Road, one of the town's main vehicular thoroughfares. The property is immediately opposite the town's magistrates court and is close to the junction with Dalton Road. There is plentiful public car parking immediately adjacent to the property.

Occupiers close by include BBC Radio Cumbria, JD Wetherspoon, Duke of Edinburgh Hotel and Tesco Express, and the town's main rail station is within 500m of the property.

Description

The property comprises a substantial building arranged over basement, ground and two upper floors, which have been utilised for a considerable number of years as a training centre and associated offices. The floors are presently divided to create consulting/training rooms and there is rear servicing from High Street.

The property provides the following accommodation and dimensions:

Basement Stores	142.90 sq m	(1,538 sq ft)
Ground Floor – Offices, Training Rooms and Ancillary	281.70 sq m	(3,031 sq ft)
First Floor – Offices and Training Rooms	157.03 sq m	(1,690 sq ft)

Second Floor –

Offices and Training Rooms 150.03 sq m (1,615 sq ft)

Total 731.66 sq m (7,874 sq ft)

Tenancy

The property is to be offered VACANT.

VAT

VAT is not applicable to this lot.

Rateable Value

We are advised that the property is assessed for rates as follows:

Rateable value £33,250

Prospective purchasers are advised to make their own enquiries with the local rating authority.

Planning

The property would appear to be suitable for alternative uses such as retail, licensed/leisure or offices, subject to the necessary consent being received.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Strictly via the Joint Auctioneers.

Barrow-in-Furness

**90-92 Abbey Road
Cumbria
LA14 5QR**

- **Freehold Vacant Commercial Property**
- Substantial town centre property
- Building totalling 731.66 sq m (7,874 sq ft)
- Former Training Building (formerly producing £34,000 per annum between 2001-2015)
- May suit owner-occupier or investor
- VAT is not applicable

Vacant Possession

RESERVE NO HIGHER THAN

£100,000

Reflecting £136.67 per sq m

(£12.70 per sq ft) capital value



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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