

# FOR SALE Takeaway / Retail Shop

97 Rawlinson Street  
Barrow-in-Furness  
Cumbria LA14 2DT

Edwin  
Thompson



- Mid terrace retail unit, located within a popular and busy residential area
- Takeaway accommodation providing approximately 683 sq ft
- Potential alternative uses, subject to planning



**Guide Price – £69,000**

Ref: WB1192

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#### LOCATION

Barrow-in-Furness is situated on the southern tip of Cumbria, to the north of Morecambe Bay and only 20 minutes from The Lake District. Barrow's principal road link is the A590, linking it to Ulverston, The Lake District and the M6 motorway.

Barrow is the principle commercial, retail and cultural centre for South West Cumbria with a catchment of over 130,000 incorporating neighbouring towns such as Dalton, Ulverston and Millom. Barrow is the largest town in South Cumbria and is known throughout the world for its rich history in shipbuilding which is now centred around advance development of submarines driven by BAE Systems who continue to invest significant capital creating thousands of jobs as well as feeder contracts to local businesses. Other major employers include Kimberly-Clark, producer of products for Kleenex and Andrex, GSK, an international pharmaceutical company and the Sellafield nuclear fuel reprocessing and decommissioning site, a short distance up the north west coast.

The town has two sixth form colleges as well as a number of primary, junior and secondary schools and culturally, there is a wide range of leisure facilities, restaurant, hotels, a pedestrianised town centre with national retailers including Debenhams and a good choice of supermarkets. The Lake District National Park is less than 20 minutes away and there are a range of beaches, all within a 10-15 minute drive.

The property is located on Rawlinson Street which is within a residential area south east of Barrow-in-Furness town centre and is less than 50m away from the Marina Development. Rawlinson Street connects to Greengate Street which is one of the main arterial routes into Barrow town centre.

#### DESCRIPTION

The building is of two storey masonry construction, rendered and pebble dashed externally beneath a pitched slate roof and flat fibreglass roof. The premises incorporate UPVC double glazed windows in part with a timber pedestrian access door opening in to the ground floor accommodation.

Internally, the premises provide a ground floor takeaway shop and has been fitted out as a fish & chip unit. It has a mixture of stainless steel commercial units, hardwearing vinyl flooring, tile wipe clean walls and to the rear there is a preparation area.

The first floor consists of storage/office accommodation with toilet facilities.

Externally, there is a rear enclosed yard with solid concrete flooring and access on to a rear private alleyway.

The fixtures and fittings have not been tested and any purchaser should rely on their own enquiries.

#### ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor	44.19 m <sup>2</sup> (476 sq ft)
First Floor	19.27 m <sup>2</sup> (207 sq ft)
Total Net Internal Area	63.46 m <sup>2</sup> (683 sq ft)

#### PRICE

Offers are invited for the freehold interest at a guide price of £69,000 exclusive with vacant possession.

All enquiries to sole agents Edwin Thompson and it should be noted that our Client is not obliged to accept the highest or any offer.

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### EPC

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

#### RATEABLE VALUE

The VOA website states that 97 Rawlinson Street has a Rateable Value of £2,550 and is described as shop and premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Barrow Borough Council, telephone number 01229 876300.

#### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of any sale documentation together with any VAT thereon.

#### VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)  
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