



**6-6a Bath Street, Barrow in Furness
Westmorland & Furness
LA14 1LZ**

- Secure income stream
- Good lease term
- Double fronted unit
- Unrestricted parking
- Recent resi refurb

www.rptaylor.co.uk

Tel: 01524 542717

FOR SALE

6-6a Bath Street, Barrow in Furness Westmorland & Furness LA14 1LZ

Description:

This investment offers an opportunity to acquire a well-positioned mixed-use property in a well-established retail parade which is close to Barrow's town centre.

The property comprises a double fronted retail unit at ground floor, a self-contained residential flat at first floor.

The shop premises is now used as an accountant's office and benefits from open plan workspace, a walk-in consultation room, male and female WC's, a kitchen and large storeroom to rear.

The flat offers two double bedrooms, a separate kitchen and lounge dining space and shared family bathroom.

Location:

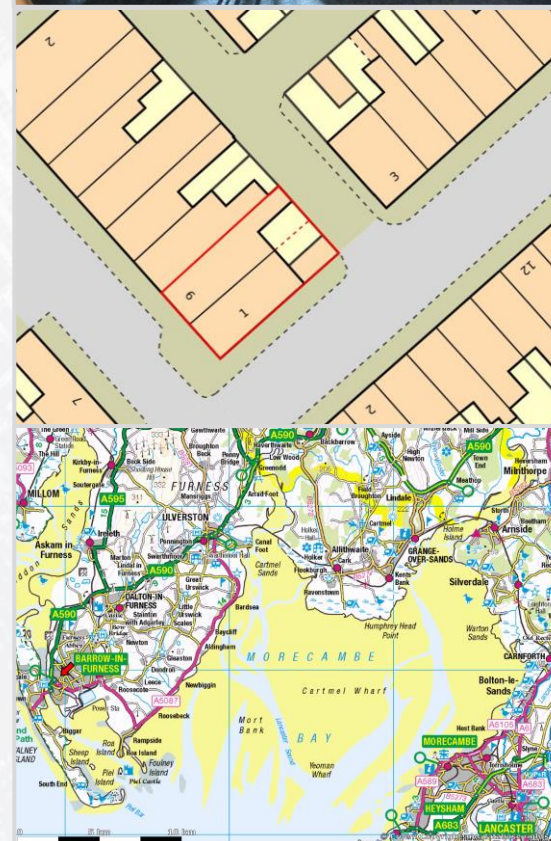
Barrow comprises a resurging town in southwest Cumbria, now known as Westmorland & Furness and is home to BAE and their expanding AUKUS Dreadnought submarine dock.

In addition, Barrow is home to one of Europe's largest wind farms known as Walney Offshore, comprising 182 turbines operated primarily by Orsted.

Barrow by 2030 will grow its workforce by a further 10,000 due to the BAE Aukus project, of which 1,500 roles for apprentices and young engineers has already commenced as Barrow's FE colleges expand to train future staff. Orsted has already established an off-shore wind farm academy and will deliver a further 500 roles into the district.

The property is most easily accessed from Abbey Road, Barrow's principle tree lined boulevard access from the A590. The M6 at j36 links directly to this trunk road and is 35.5 miles north-northeast.

Barrow benefits from a direct rail link to Manchester (Oxford Rd / Piccadilly stations) and Manchester International Airport



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Leases:

The property has a gross rent roll of £15,800.

- The shop premises are held on a 5yr lease from November 2023 having effective full repairing and insuring terms. The rent is set at £8,000 per annum exclusive. The Tenant makes contributions to the maintenance of the common property parts.
- The residential flat is held on an AST occupational tenancy from December 2023 for a period of 12months at £7,800 per annum. The rent is inclusive.
- Outgoings and utilities are at the occupier expense.

Business Rates & Council Tax:

The shop is assessed for business rates at an RV of £8,800.

The first-floor flat is assessed for council tax and is a Band A.

EPC:

The shop and flat are assessed separately:

Shop - Band C (66)

Flat - Band E(40)

Tenure:

The property is held on two titles and is freehold, the interest in both being of a clean and marketable form without onerous restriction, tithe or chief rent payment.

Price & Terms:

The property is being offered for sale by private treaty at an asking sum of **£175,000**

Proof of funds may be required to be shown on acceptance of an offer to acquire made in writing to the Agent.

VAT:

The property is not elected for VAT.

Costs:

Each party shall bear their own costs in the matter of this transaction.

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Viewings:
Strictly via Agent

Ref: jal/438cli

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.