

Subject to Vacant Possession



# TO LET

Retail Unit

## 1,500 sq.ft

(139.36 sq.m)

Unit 1, Lakes Parade, Ennerdale Drive, Barrow in Furness,  
Cumbria, LA14 4PR

- On-site car parking
- Great residential area and close to Furness General Hospital

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# Unit 1, Lakes Parade, Ennerdale Drive, Barrow in Furness, Cumbria, LA14 4PR

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,500	139.36
<b>TOTAL</b>	<b>1,500</b>	<b>139.36</b>

## Description

A self-contained ground floor lock up premises with good frontage on a parade of local and convenience retail units with ample shopper parking, opposite Furness General Hospital.

Internally the shop provides a good sized rectangular retail unit with WC and kitchen facilities. The internal specification includes suspended ceilings, recessed lighting, plastered and emulsioned walls with vinyl flooring throughout.

## Rent

£30,000 pa exclusive of rates, VAT and service charge.

## Rateable Value

Rateable value £10,250. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

## Services

Mains electricity, water and drainage are connected to the property.



## Service Charge & Insurance

This unit participates in a service charge £3,500 approximately per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

D. Further information available upon request.

## Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

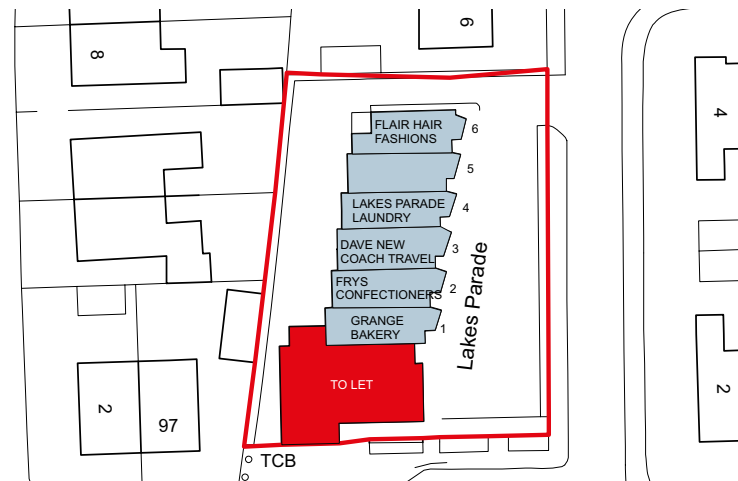
## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Location - LA14 4PR

Barrow is situated at the tip of the Furness peninsula on the north-western edge of Morecambe Bay, south of the Duddon Estuary and east of the Irish Sea. The Lake District National Park, 10 miles (15 km) to the north-east.

Barrow's population was 57,000, the second largest urban area in Cumbria.



## Viewing

Strictly via prior appointment:

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