



## 97-99 Church Street

Barrow-In-Furness, LA14 2HY

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**Great commercial investment opportunity. Established and prominent location. Public House to be sold with existing Tenant in Situ. Five year lease, with rental income of £20,800 per annum. Viewings by appointment only.**

#### Approach

Timber front door affording access into the traditional, distinctive public house - located close to Barrow town centre opposite junction with Mount Pleasant.

#### Lounge Bar

27'10" x 13'1" (8.5 x 4.0)

Three windows, upvc double glazed. Fully equipped with counter bar, skirting heating, lighting, power points and fire detection system.

Perimeter bench seating offering traditional service.

Bar is central of the property and twin sided. Again fitted for trade.

#### Bar/Games Room

24'7" x 16'8" (7.5 x 5.1)

Windows, with UPVC double glazed insets' to the front elevation.

Ceiling height of 3.10m

Cloaks/ladies WC facilities from this room.

#### Inner Hall

12'5" (3.8)

Access to the stairs, door and the cellar.

Rear hall area with cloaks/gents WC facilities and external door to the rear and the garage.

#### Cellar

25'7" x 34'5" (7.8 x 10.5)

Of two rooms with good head height. This is the footprint of the property.

Stairs from the ground floor inner hall to the first floor landing

#### First Floor Landing

Door to three bedrooms, bathroom and kitchenette.

#### Kitchen

11'5" x 13'1" (3.5 x 4.0)

Twin aspect windows.

Fitted base/wall units, work surface, stainless steel sink.

Gas supply point, space for fridges etc. Gas glow worm boiler.

#### Bedroom One

14'9" x 13'1" (4.5 x 4.0)

Two windows to the front, central heating radiator, power point, tv aerial, smoke detector.

#### Bedroom Two

11'9" x 9'10" (3.6 x 3.0)

Window to the front. Radiator, power points, smoke and heat detector.

#### Bedroom Three

13'9" x 13'1" (4.2 x 4.0)

Two windows to the front, radiator, power points, tv aerial, smoke and heat detection.

Ceiling height of 2.7m

#### Office

6'10" x 6'6" (2.1 x 2.0)

Windows to the rear, power points, telephone point.

#### Bathroom

9'10" x 6'6" (3.0 x 2.0)

Low level bath, wash basin and pedestal, radiator, Fully cladding. Shower attachment from the bath. Cloaks and window, low level WC.

#### Stairs from the first floor landing

17'4" (5.3)

#### Bedroom Four

15'5" x 14'5" (4.7 x 4.4)

Dormer style window to the front, electric coal effect fire.

Panel radiator and TV aerial.

#### Bedroom Five

14'9" x 12'1" (4.5 x 3.7)

Window to the front. Single radiator, tv aerial, power points.

#### Exterior

This is a prominent town centre and grade 2 listed public house. To a corner location on Church St, the external elevations are cream tiling to the ground floor walling. Redbrick above and render to the rear. Ornate surrounds and lintels to the windows. A delightful property with valuable accommodation five bedrooms to the first and second floors, garage and store at the rear.

#### Garage

19'8" x 12'1" (6 x 3.7)

Up over door with concrete floor, light, fire alarm, side access with the floor/door access to the cellar. Doors to the rear hall.

#### Store

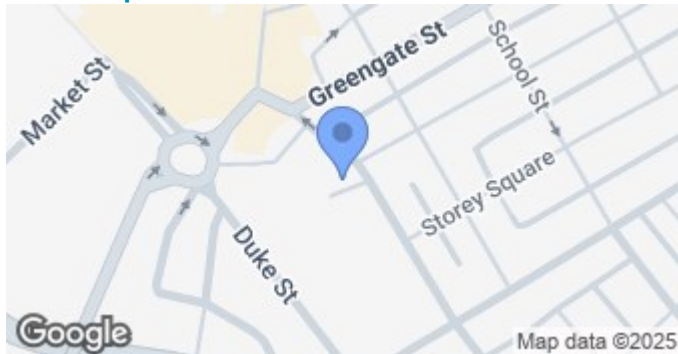
15'8" x 9'2" (4.8 x 2.8)

Fluorescent light, electric power points, secure room.





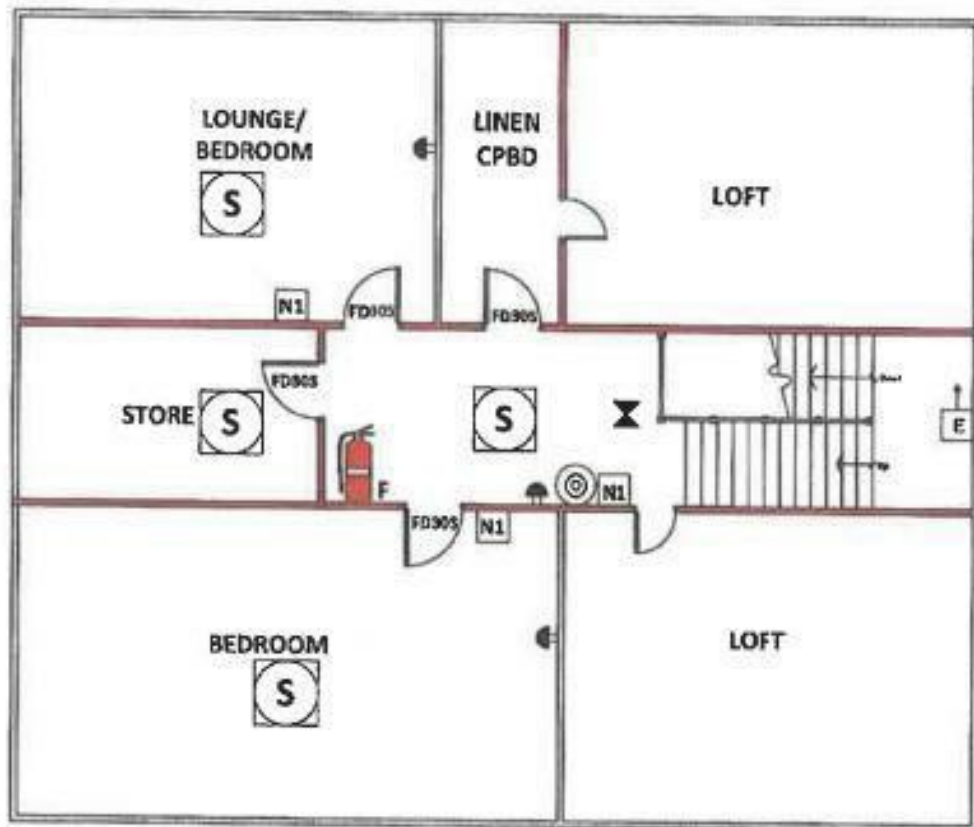
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
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