



1a Hibbert Road

Barrow-In-Furness, LA14 5AE

Offers In The Region Of £145,000



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Offered as a going concern, this well-positioned commercial property is just a short walk from the town centre, benefiting from high foot traffic and excellent visibility. The ground floor features a versatile space currently set up as a kitchen/shop area. Upstairs, the first floor offers additional space suitable for storage or seating, providing flexibility to expand operations. A fantastic opportunity for entrepreneurs or investors looking for a ready-to-trade premises with great potential!

This property is being advertised in three separate ways to buy.

- 1 - Business only – take it away and add to your existing business (£50,000) to include all fixtures, fittings, telephone lines x2, Website and other social media and order books.
- 2 - Business and Freehold building (£150,000)
- 3 - Business only (as above) plus, leasing the building off the vendor on a new 3 or 5 year lease.

The vendor would prefer the whole business and property to be sold as one.

Entering the property there is a reception area with a counter for service, the corridor leads into the main kitchen. All the fixtures and fittings are to be included. This space provides ample size for entrepreneurs or fully fledged businesses. Windows at the back of the room provide plenty of natural lighting.

Heading upstairs there is a store room with plenty of space for storage and other use. This room has been carpeted and the ceiling has been panelled. Alongside the storage room is the bathroom, comprising of a white three piece suite low level W.C, pedestal hand wash basin, and shower cubicle with tiled shower.

Kitchen

8'10" min 12'6" max x 20'6" (2.71 min 3.82 max x 6.26)

Office

14'4" x 16'1" (4.37 x 4.91)

Wc and shower room

5'9" x 7'4" max (1.76 x 2.25 max)

Reception

11'5" x 5'6" (3.49 x 1.70)



- Current rateable value - £4,000
- Close To Town Centre
- Shower Room
- Perfect for entrepreneurs and established businesses
- Sold As A Going Concern
- Shop/Kitchen Area
- Ample Storage Space



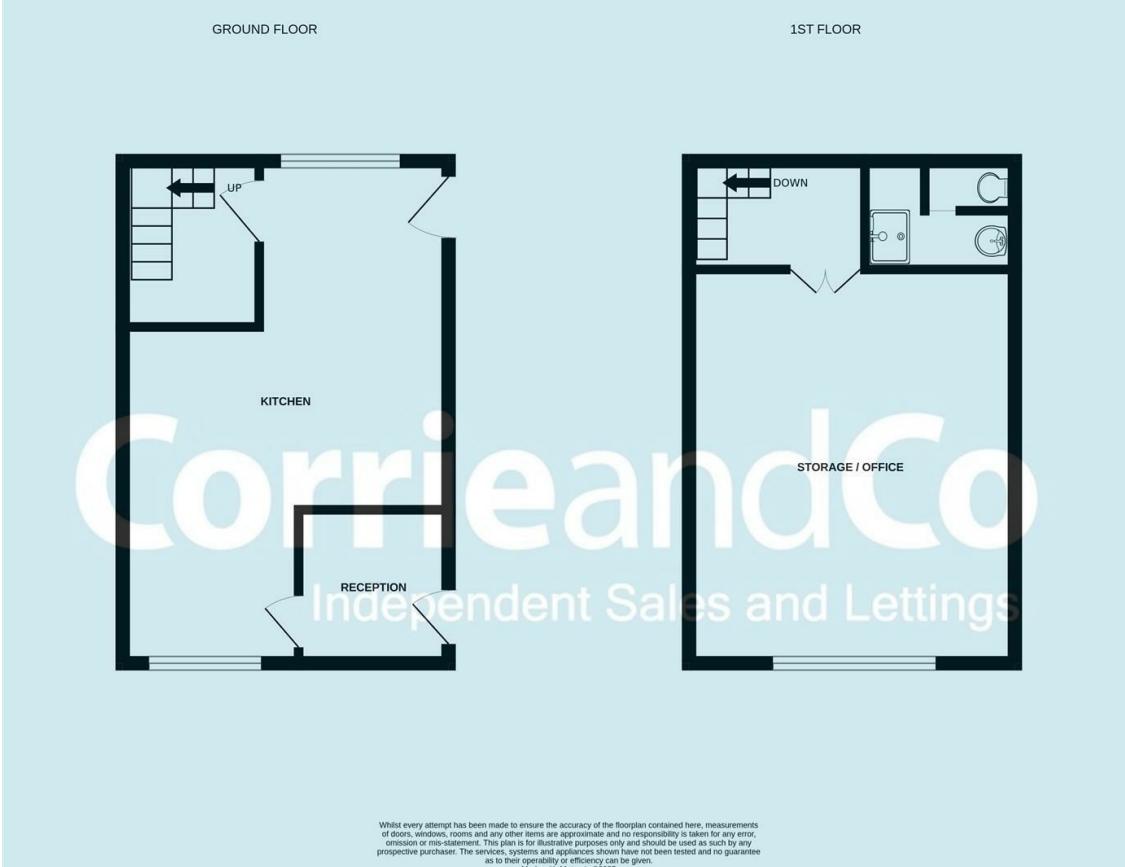
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
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| England & Wales | | EU Directive 2002/91/EC | |