



38 Harrogate Street

Barrow-In-Furness, LA14 5JE

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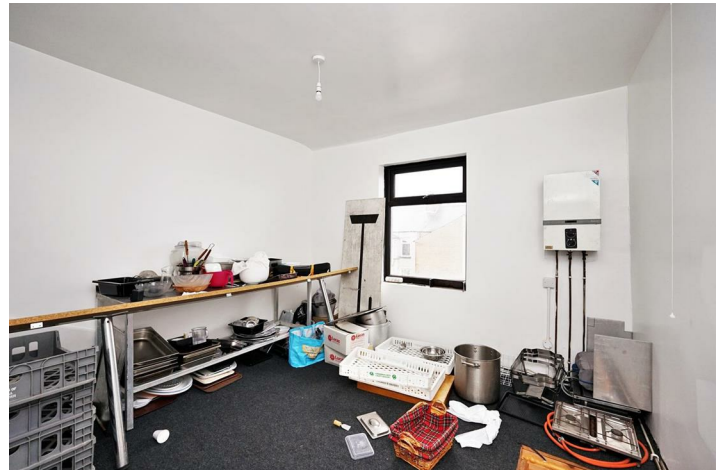
Located in a popular residential location these premises are ideal for a local business to capture potential trade with local residents. The premises are offered for sale with a butchers shop area and kitchens with ample storage to the first floor. The property also offers the potential for residential conversion subject to planning permission which would be in-keeping with the neighbouring properties on the predominantly terraced street. The business is not currently operating which offers the next owner the opportunity for early occupation.

Ground Floor Shop/Kitchen

11'5" x 27'7" (3.50 x 8.41)

- Former Butcher's Shop
- Potential for Conversion
- Spacious Premises
- Vacant Possession
- Popular Location
- Rateable Value - £2650





Road Map



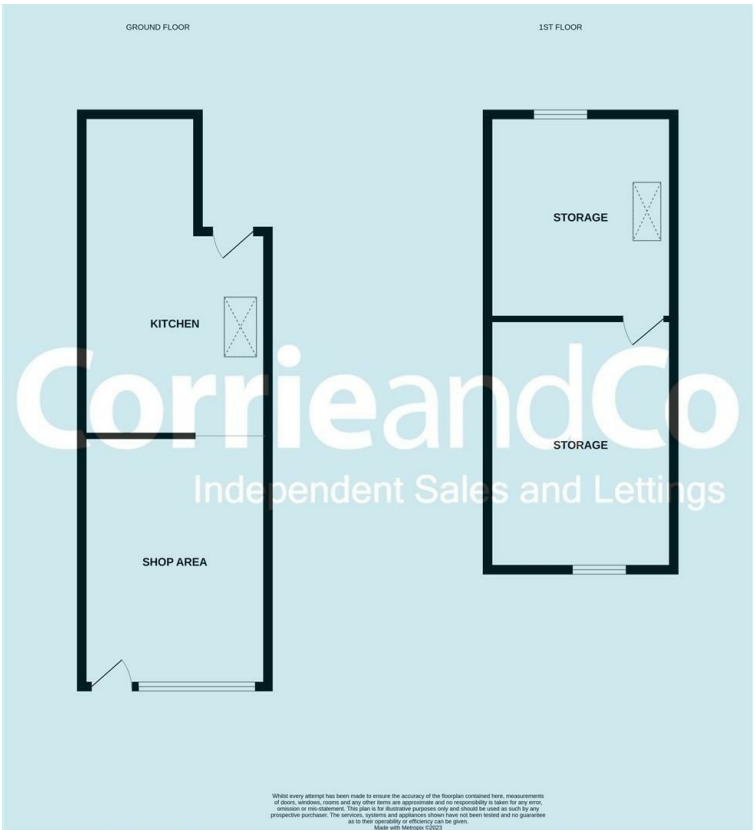
Hybrid Map



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

