



The Custom House, 1 Abbey Road

Barrow-In-Furness, LA14 5UF

Price £545,000



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An impressive, substantial Grade II Listed commercial property dating from 1860 with a superb, high profile position on the corner of Abbey Road and Hindpool Road opposite major retail parks and dual entrances. This has been a multi use destination for hospitality and activities for over 20 years and benefits from good presentation with modern and commercial fitments, character features and internal lift. Briefly the building comprises of five floors with restaurant, kitchens, function room, soft play zone, office suites and various other areas with a generous secure yard/car park to the rear. Offered at a competitive price for an early completion.

Reception Area

of 19'0" (of 5.80)

Lounge Bar

26'2" x 24'3" (8.00 x 7.40)

Dining Room

16'0" x 23'11" (4.90 x 7.3)

Cellar

42'7" x 55'9" (13 x 17)

Rear Hall

Side Hall

extends to 20'0" (extends to 6.10)

Reception / Lounge

14'5" x 13'1" (4.40 x 4.0)

Function Room

39'4" x 22'11" (12.0 x 7.00)

Commercial Kitchen

13'5" x 17'4" (4.10 x 5.30)

Principal Kitchen

14'5" x 16'8" (4.40 x 5.10)

Prep Kitchen

8'10" x 11'9" (2.7 x 3.60)

FIRST FLOOR

Open Plan Cafe / Reception

55'9" x 25'3" (17.0 x 7.70)

Store

14'5" x 8'10" (4.40 x 2.7)

Viewing Area

49'6" x 45'7" (15.1 x 13.9)

Play Frame

146'7" x 85'7" (44.7 x 26.11)

SECOND FLOOR

Central Hall

extends to 55'9" (extends to 17.0)

Office One

16'8" x 20'4" (5.10 x 6.20)

Office Two

16'4" x 10'9" (5.0 x 3.30)

Office Three

16'4" x 13'1" (5.0 x 4.0)



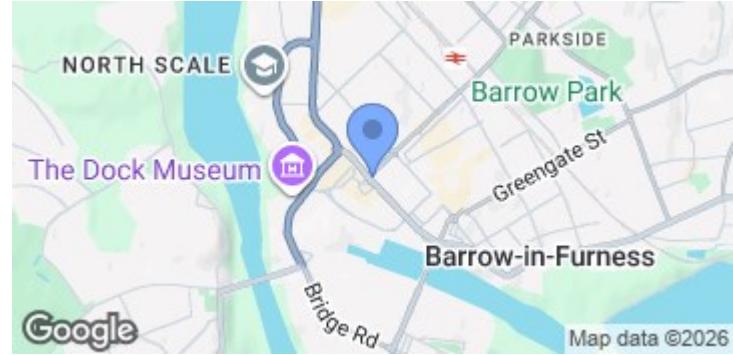
- Grade II Listed
- Multi Use Premises
 - Rear Courtyard
 - Amazing Potential
- High Profile Position
- Good Presentation
- Spacious Accommodation
- Vacant Possession



Road Map



Terrain Map



Floor Plan



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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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	