



The Custom House, 1 Abbey Road

Barrow-In-Furness, LA14 5UF

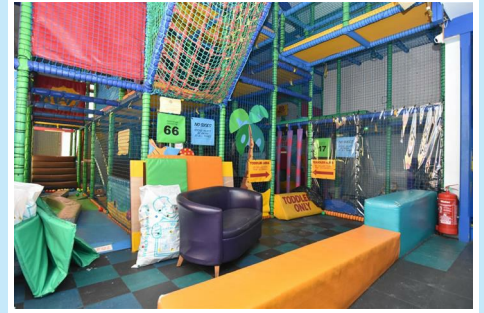
Price £545,000



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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 13'11" (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)

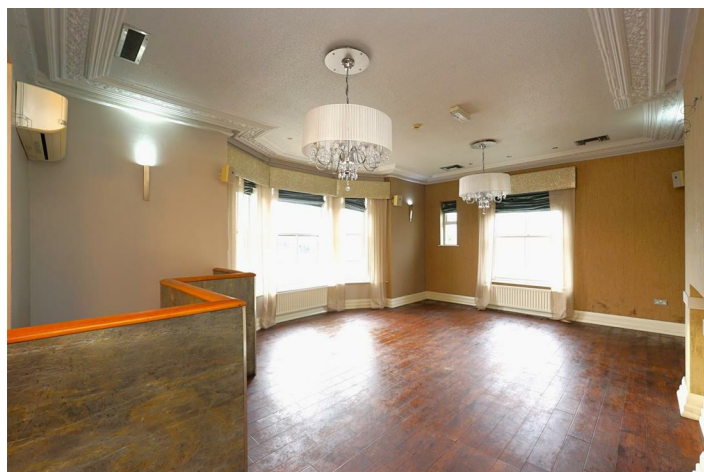
Office Three

16'4" x 13'11" (5.0 x 4.0)

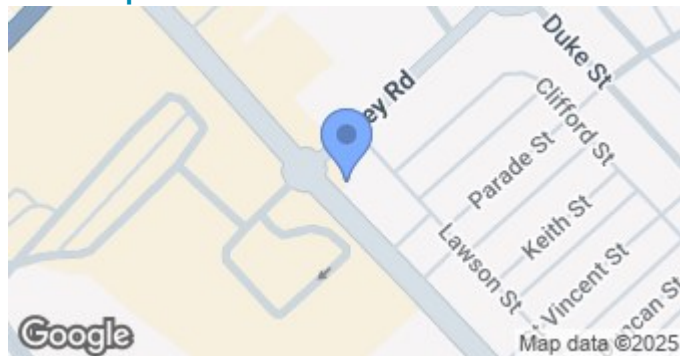


- Grade II Listed
- Multi Use Premises
- Rear Courtyard
- Amazing Potential

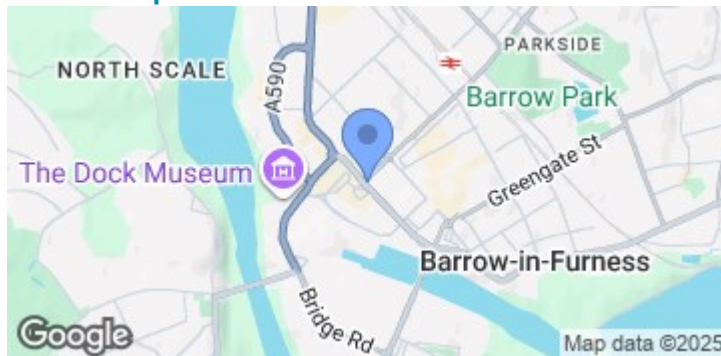
- High Profile Position
- Good Presentation
- Spacious Accommodation
- Vacant Possession



Road Map



Terrain Map



Floor Plan



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