



48/50, Duke Street, Barrow-In-Furness, LA14 1RU

This impressive commercial retail property on Duke Street spans an expansive 33,465 square feet. Its prime location ensures excellent visibility and foot traffic, making it an ideal choice for businesses looking to thrive.

The property is arranged over four levels, including ground, first, mezzanine, and second floors, providing ample space for a variety of retail operations. This versatile layout allows for creative use of the space, catering to diverse business needs and customer experiences.

An FRI lease is available, with terms open to negotiation, including upward rent reviews every five years. This flexibility can be advantageous for prospective tenants seeking a long-term investment in a vibrant commercial area.

For those interested in exploring this exceptional opportunity further, please do not hesitate to reach out to Corrie and Co. to arrange a viewing or for any inquiries. This property presents a remarkable chance to establish or expand your retail presence in a thriving community.

- Prominent Position
- The property is arranged over four levels
- EPC B

£150,000 Per Annum*

Floorplan

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.

