

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 23 Portland Walk

Barrow-In-Furness, LA14 1DB

£24,950 Per Annum



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**£24,950 Per Annum**



*Situated in the main thoroughfare leading through the town centre. The premises occupy a prime pitch in the very heart of Barrow Town Centre. The property has a ground floor and a first floor, 211.7SQM (2279sq ft) available by way of a new Full Repairing & Insuring lease for a number of years to be agreed. Rental subject to VAT. Situated opposite former Debenhams Store. A corner position.*

*Appointment by arrangement.*

## Access

### Sales Area/ Ground Floor

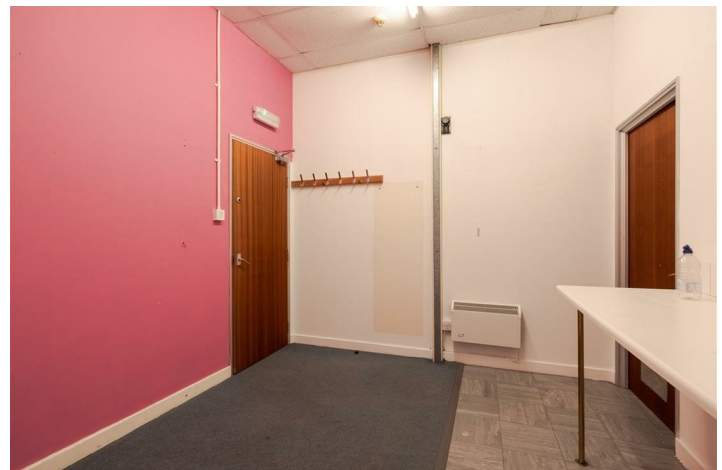
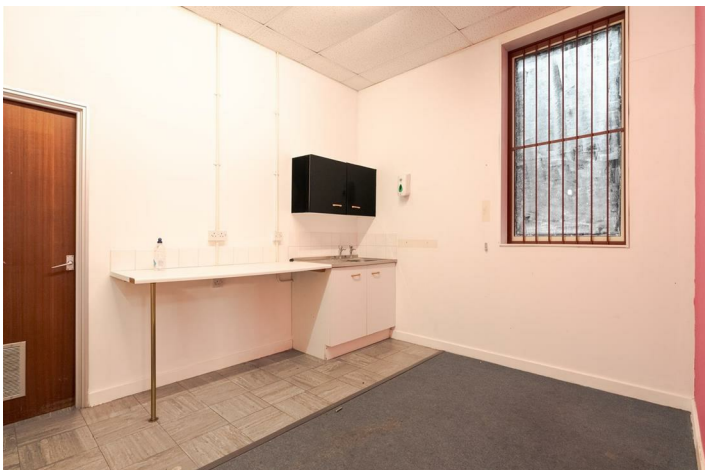
46'7" x 22'11" approximate (14.20 x 7.00 approximate)

### First Floor

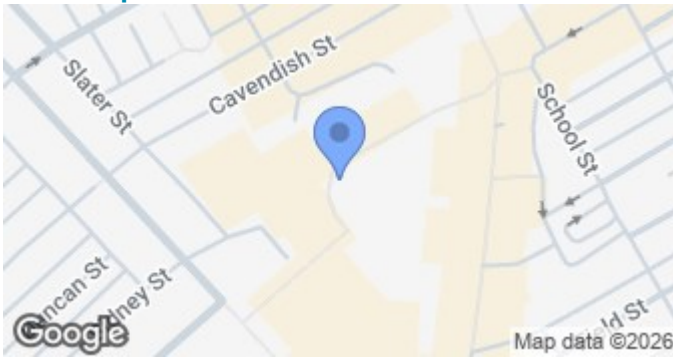
42'7" (13.0)



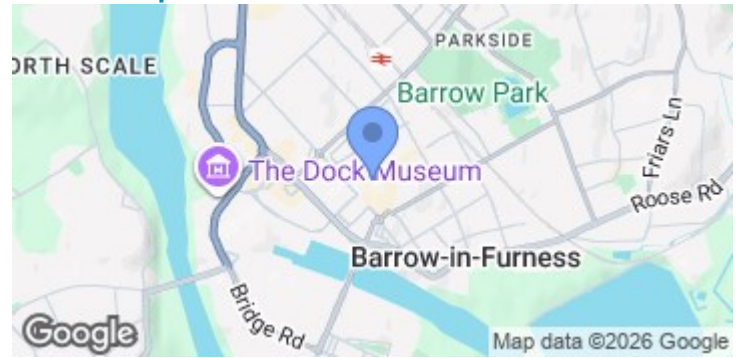
- Extensive sales area
- Office and storage area
- EPC E
- Staff kitchenette
- WC / Cloaks



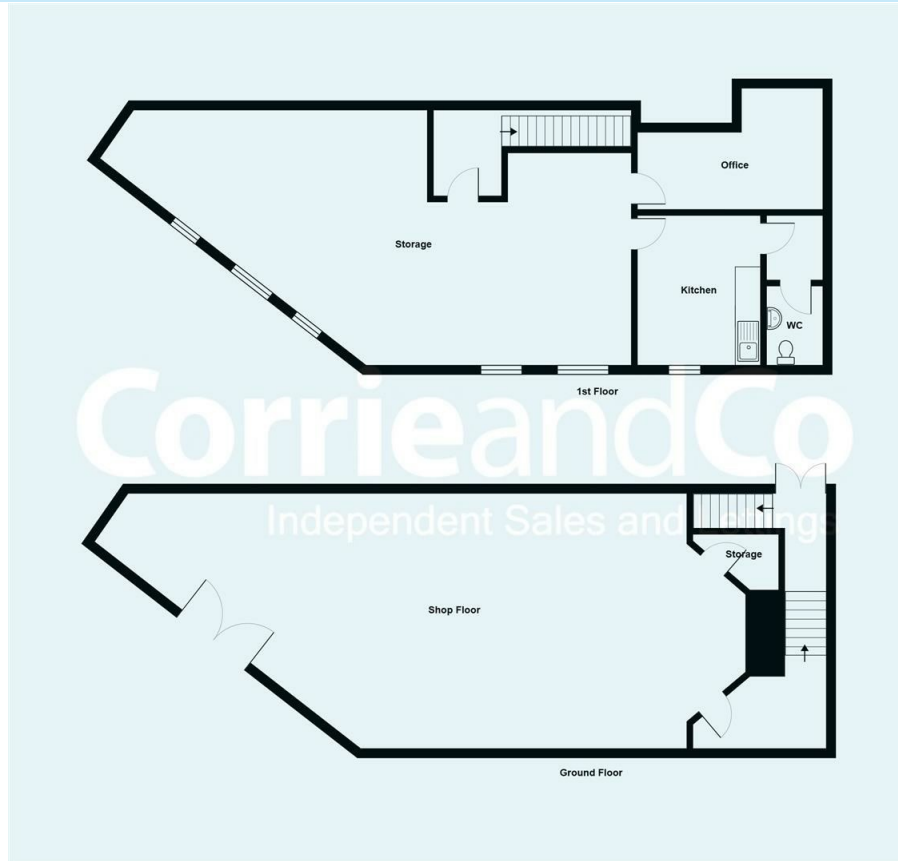
## Road Map



## 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.

