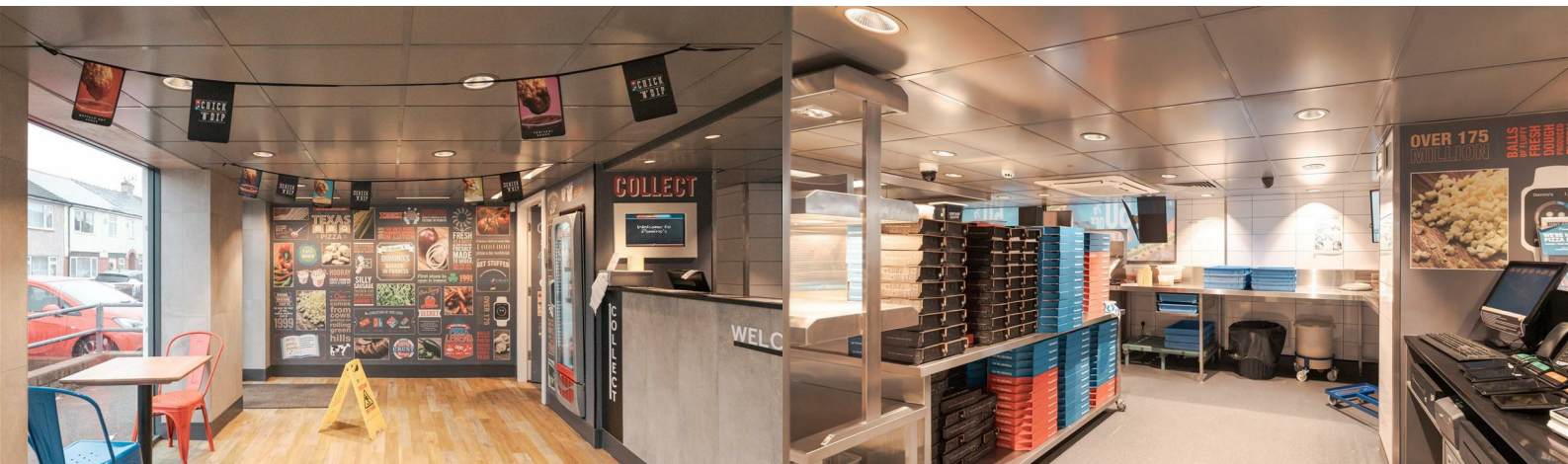




182 Roose Road

Barrow-In-Furness, LA13 0EE

Offers In The Region Of £220,000



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Barrow-In-Furness, LA13 0EE

Offers In The Region Of £220,000



We are pleased to bring to the market this commercial property offering an exceptional investment opportunity. The property enjoys a prominent location on an arterial road. With good front signage facing Roose Road, convenient access as well as ramp access to the front door. The building is currently leased on an 11 year lease at an annual rent of £12,000. The property hosts a substantial area downstairs, currently equipped by Domino's with an extraction unit, commercial kitchen and cold store. The upstairs provides office space, storage space and toilets.

Reception/Waiting Area

20'8" x 9'6" (6.30 x 2.90)

Commercial Kitchen

25'11" x 28'6" (7.90 x 8.70)

Rear Store

8'10" x 27'2" (2.70 x 8.30)

Preparation Kitchen

11'9" x 9'2" (3.60 x 2.80)

First Floor Landing

9'10" x 7'2" (3.00 x 2.20)

Meeting Room

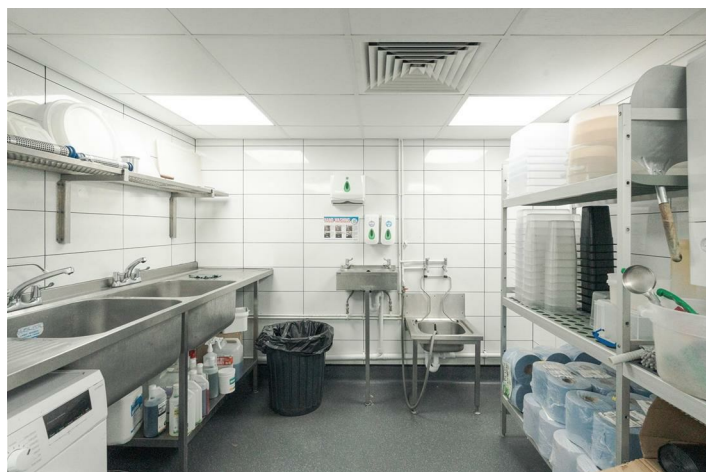
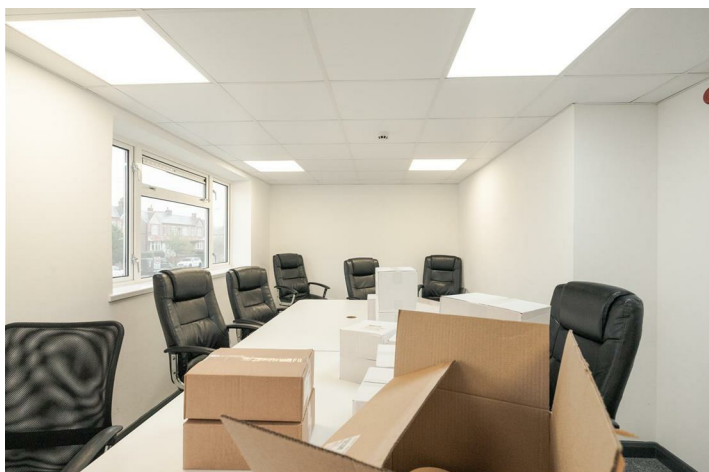
23'11" x 8'10" up to 10'5" (7.30 x 2.70 up to 3.20)

Store Room

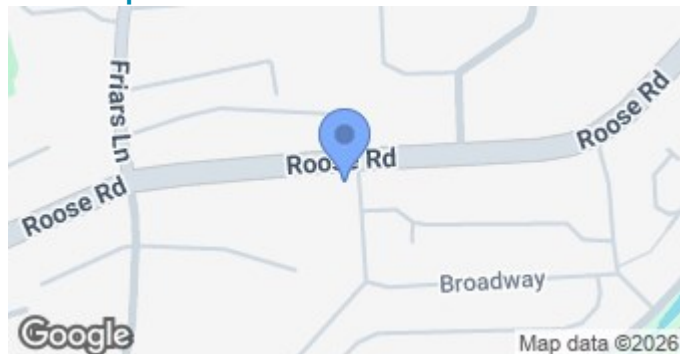
8'2" x 6'10" (2.50 x 2.10)



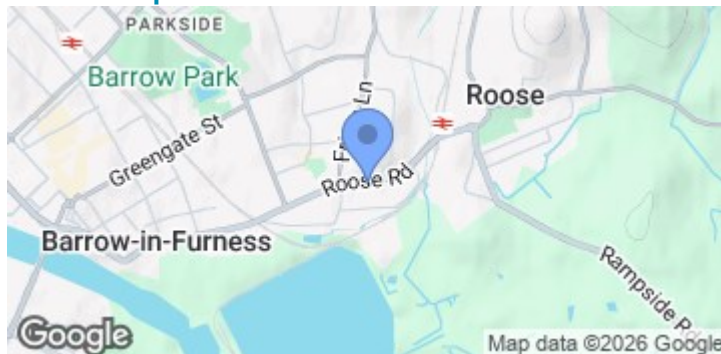
- Commercial Property
- £12,000 per Annum
- Large Road Facing Advertisements
- Upstairs Office and Storage Space
- Lease Agreed until Early 2038
- Prominent Roadside Position
- Downstairs Commercial Space
- Ramp Access



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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		