

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Piel Street

Barrow-In-Furness, LA13 0QL

£1,000 Per Month



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Cafe with Ice cream parlour - recently operating and established in a sought-after seaside, hamlet. The cafe has enjoyed an excellent reputation and strong footfall, offering exciting scope for a new business. Exceptional potential for an established caterer or a new venture. Includes fixtures and fittings, making for a smooth transition and/or immediate trading potential.

This attractive and adaptable commercial property offers excellent flexibility, benefiting from two independent access points as you approach. To the left, an entrance leads directly into the front-of-house dining area, while a separate doorway to the right opens into the ice cream parlour, allowing the two spaces to function together or independently as needed.

The main dining area is charmingly presented, featuring wooden flooring and exposed beams that create a warm coastal ambiance. This space is ideal for welcoming guests and offers a relaxed, characterful setting. From here, customers have easy access to the cloakroom facilities, which include separate ladies' and gents' WCs, neatly tucked away yet conveniently located.

There is a sizeable commercial kitchen which provides generous preparation and service space, with ample room for equipment and efficient workflow. The kitchen also connects directly to the enclosed outdoor seating area, enabling smooth service to exterior tables, and includes a staff access point through to the ice cream parlour.

Beyond the main operational areas, the property benefits from practical storage options. A rear offset room provides useful ground floor storage, while a loft space above offers additional capacity for stock, equipment, or seasonal items.

One of the standout features of the property is the enclosed outdoor seating area. This private, space is a valuable asset, giving customers the opportunity to enjoy food and drinks in the open air—particularly appealing on bright, sunny beach days. It enhances the customer experience and extends the property's trading potential during warmer months.

Overall, the layout and features of this property make it ideal for a range of hospitality or leisure uses, with excellent flow between areas and strong potential for both indoor and outdoor trade.

Restaurant

17'4" x 25'3" (5.30 x 7.70)

Rear Hall

extends to 8'2" (extends to 2.50)

Commercial Kitchen

11'1" x 17'0" (3.4 x 5.20)

Steps/Porch

of 18'0" (of 5.50)

Rear Offset

18'0" x 6'6" (5.50 x 2.0)

Outbuilding

25'8" x 6'6" (7.84 x 2.00)

Loft Area

42'7" x 16'4" (13.0 x 5.0)

EPC - 66 (C)



- Immediate Trading Potential
- Enclosed Outdoor Seating Area
- Not Available as a 'Going Concern'
- Prime Seaside Location
- Fully Equipped Restaurant
- Ice Cream Parlour



