# CorrieandCo INDEPENDENT SALES & LETTING AGENTS



# **53 Amphitrite Street**

Barrow-In-Furness, LA14 3AR





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# Offers In The Region Of £225,000







Discover a fantastic opportunity to launch your café or hospitality venture in a high-footfall, sought-after area. This recently renovated café space offers a stylish, modern interior with new fixtures, new flooring, and a fresh, welcoming atmosphere ready for immediate operation.

An exceptional opportunity to acquire a recently renovated, vacant industrial-style café ready for immediate occupation. Finished to a high standard, this stunning space blends style with practicality and comes with full planning permissions in place.

The dining area features striking hanging pendant lights, halfpanelled walls, and burnt orange sofa seating, paired with a mix of low and high tables, creating a flexible and inviting layout for guests.

The bar area is fully fitted, complete with under-counter fridges, ample shelving and cupboard storage, and a stylish dark green subway tiled splashback that complements the industrial aesthetic.

The property also includes two WC facilities, both designed with a bold industrial blue décor, and a professionally equipped kitchen featuring stainless steel prep counters, a Lincat gas salamander grill, and a Lincat six-burner gas oven, ideal for high-volume service.

Additional features include: new plumbing and electrical systems, ceiling speakers, CCTV and burglar alarm system and two extra storage rooms.

This is a rare chance to acquire a fully equipped and beautifully styled premises, perfect for a café, deli, or modern eatery concept.

## **Dining Area**

21'7" x 22'3" (6.60m x 6.80m)

#### Bar

7'10" x 10'9" (2.40m x 3.30m)

## Kitchen

16'4" x 14'1" (5.00 x 4.30)

### **Store Room**

7'10" x 4'11" (2.40m x 1.50m)

## **Rear Exit And Storage**

8'10" x 7'10" (2.70m x 2.40m)



- Vacant Possesion
- Recently Renovated
  - Popular Location

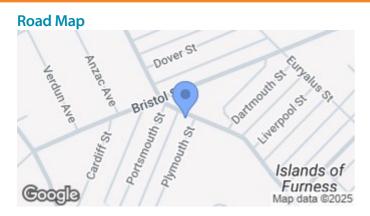
- Immaculate Condition
- Planning Permissions For Cafe

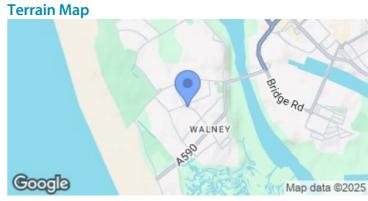












Floor Plan

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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.

