CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

43 Brighton Street

Barrow-In-Furness, LA14 5HG

Offers In The Region Of £160,000

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Situated in a prominent location, this building has long been used as a popular bakery and offers the opportunity for a new proprietor to grow their business. The ground floor of the building has a good size shop area with frontage facing on to Brighton Street, with visibility from adjacent Oxford Street. Multiple food preparation areas and storage facilities offer a versatile aspect. Subject to change of use, the shop could be adapted for alternative commercial or residential use. The shop also benefits from an enclosed yard area. Accessed from Kendal Street, the self contained flat is of excellent proportions. The accommodation comprises a hallway which leads to the staircase with kitchen, lounge, two bedrooms and bathroom. The flat would make an ideal rental unit or owners accommodation.

THE SHOP

Shop Area
15'3" x 11'10" (4.66 x 3.63)

Kitchen
11'9" x 12'11" (3.59 x 3.94)

Second Kitchen
15'3" x 11'2" (4.67 x 3.41)

Third Kitchen
8'3" x 6'11" (2.53 x 2.12)

Storage
13'7" x 13'5" (4.15 x 4.11)

Storage
12'9" x 13'7" (3.89 x 4.16)

THE FLAT

Lounge
15'7" x 14'8" (4.75 x 4.49)

Kitchen
13'6" x 10'0" (4.14 x 3.06)

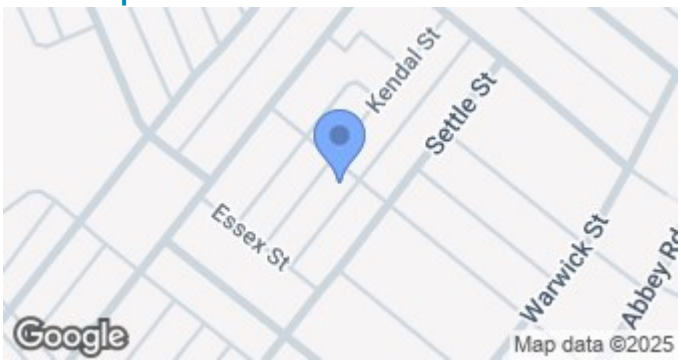
Bedroom One
13'6" x 12'9" (4.13 x 3.89)

Bedroom Two
11'11" x 13'3" (3.64 x 4.04)

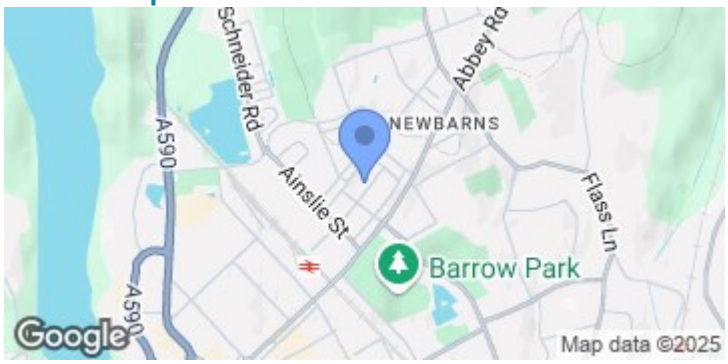
Bathroom
6'7" x 5'11" (2.02 x 1.82)

- Rateable Value - £5,800 PA
- Part Double Glazed
- Self Contained Flat
- Yard to Rear
- Flat EPC - D/68
- Flat Council Tax Band - A
- Gas Central Heating In Flat
- Prominent Location
- Income Potential
- Shop EPC - TBC

Road Map



Terrain Map



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:
- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive
conveyancing services.
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.