



102 Duke Street

Barrow-In-Furness, LA14 1RD

Offers In The Region Of £250,000



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Occupying a prominent corner position in a central and accessible location, this three-storey commercial premises offers versatile accommodation suitable for a variety of business uses. The building is currently vacant and comprises multiple self-contained office areas across all floors, providing flexibility for individual or combined occupation.

The property benefits from toilet facilities, a fitted kitchen area, and a cellar, ideal for storage or ancillary use. Large windows provide excellent natural light throughout, while the corner frontage ensures strong visibility and exposure to passing footfall and traffic.

This is an excellent opportunity for owner-occupiers, investors, or developers seeking adaptable commercial space in a well-connected and high-profile location.

Main Shop Entrance
18'8" x 18'1" (5.69 x 5.53)

Ground Floor Office
7'3" x 7'11" (2.22 x 2.43)

Office Space Ground Floor
12'8" x 16'11" (3.87 x 5.17)

Conference Room
12'1" x 13'5" (3.70 x 4.09)

Office Room
8'11" x 8'6" (2.72 x 2.61)

Small Office Room
5'8" x 8'3" (1.73 x 2.54)

Office Ground Floor
9'3" x 14'1" (2.82 x 4.30)

1st Floor

Office
8'10" x 14'5" (2.71 x 4.41)

Office
8'11" x 10'9" (2.72 x 3.30)

Kitchen Area
12'2" x 3'5" (3.73 x 1.05)

WC Men
5'3" x 7'10" (1.62 x 2.41)

WC Women
9'5" x 8'7" (2.89 x 2.62)

Floor 1.5

Office
17'3" x 9'6" (5.28 x 2.91)

Storage Room
13'7" x 7'6" (4.15 x 2.30)

Office
20'10" x 13'6" (6.37 x 4.14)

Second Floor

Office
9'10", 114'9" x 9'6" (3.35 x 2.91)

Office
9'4" x 15'10" (2.87 x 4.83)

Office
18'1" x 20'9" (5.53 x 6.34)

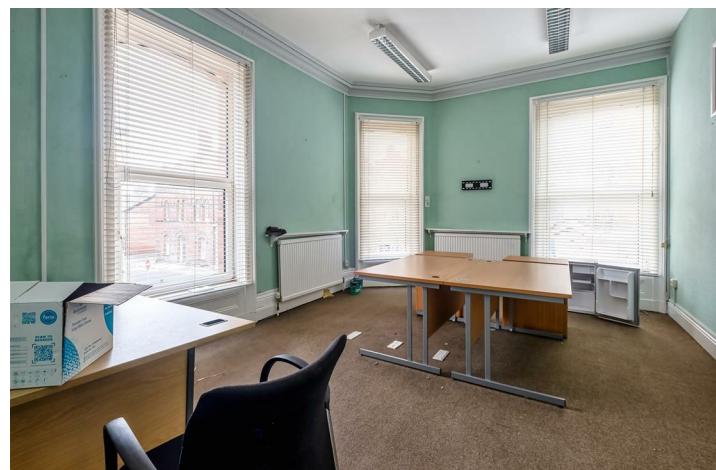
Cellar

Room One
9'1" x 12'7" plus 11'4" x 6'7" (2.79 x 3.86 plus 3.47 x 2.03)

Room Two
18'1" x 21'10" (5.53 x 6.66)



- Central Location
- Prominent Position
- Double Glazing
- Current Rateable Value £15,000
- Three Storey Premises
- Gas Central Heating



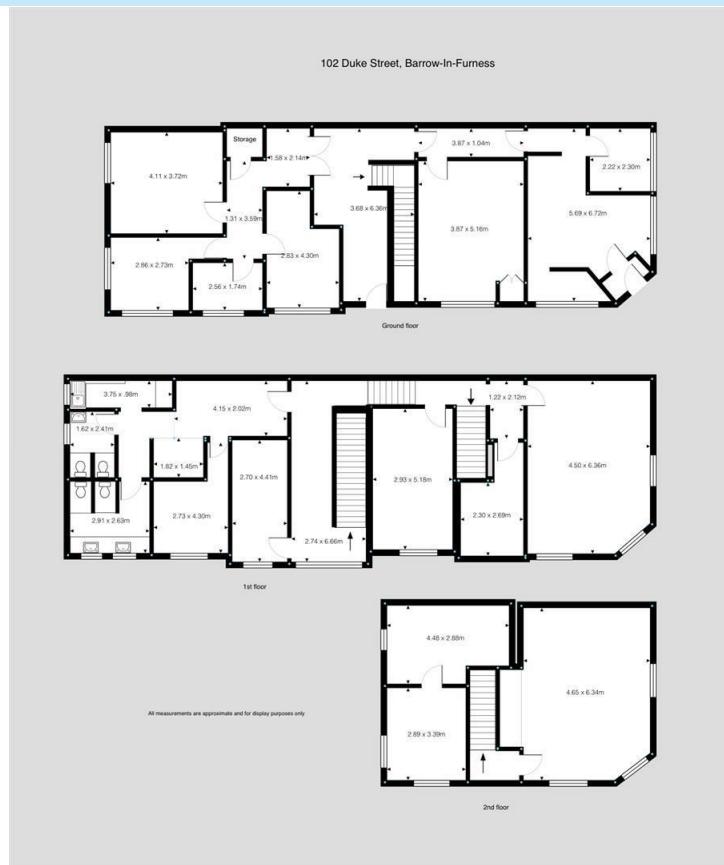
Road Map



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.

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	