



## The Custom House, 1 Abbey Road

Barrow-In-Furness, LA14 5UF

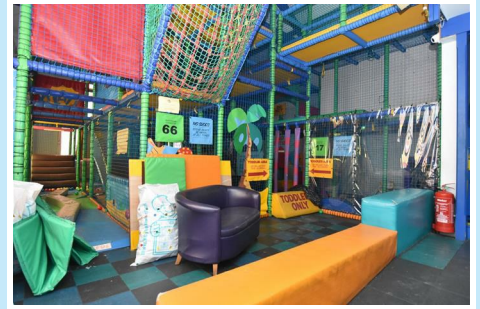
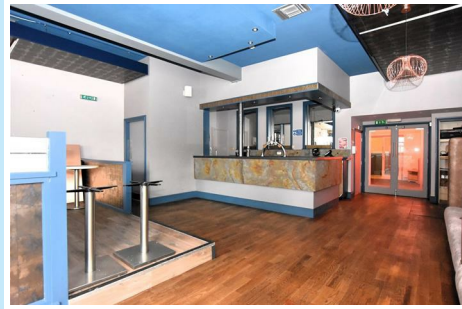
Price £545,000



# The Custom House, 1 Abbey Road

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**Price £545,000**



*An impressive, substantial Grade II Listed commercial property dating from 1860 with a superb, high profile position on the corner of Abbey Road and Hindpool Road opposite major retail parks and dual entrances. This has been a multi use destination for hospitality and activities for over 20 years and benefits from good presentation with modern and commercial fitments, character features and internal lift. Briefly the building comprises of five floors with restaurant, kitchens, function room, soft play zone, office suites and various other areas with a generous secure yard/car park to the rear. Offered at a competitive price for an early completion.*

## Reception Area

of 19'0" (of 5.80)

Elaborate cornice, arch, impressive chandeliers on ceiling rose and vinyl flooring.

## Lounge Bar

26'2" x 24'3" (8.00 x 7.40)

With a good ceiling height of 3.60. There is a bay window to the front with original ceiling cornice and modern decor. Lighting to the ceiling, wall lights and an air con unit. There is also an integral bar with a serving counter, stainless sinks, drink fridges and glass wash cupboard.

## Dining Room

16'0" x 23'11" (4.90 x 7.3)

Twin aspect windows with a front facing bay window and two side windows. A well presented room with cornicing, vinyl flooring, wall and ceiling lights and air con. A staircase provides access to the basement 'snug' area.

## Cellar

42'7" x 55'9" (13 x 17)

Overall, with a good head height and concrete flooring. It comprises of office and staff room, beer cellar, small 'snug' with private bar, central corridor, storage areas and an annex of 13.6 x 4.4

## Rear Hall

Cloaks and WC area with stairs to the upper floors and an external door to the rear courtyard.

## Side Hall

extends to 20'0" (extends to 6.10)

Access to the internal building lift, lobbied side external door to Abbey Road. Twin fully glazed doors to the reception/lounge

## Reception / Lounge

14'5" x 13'1" (4.40 x 4.0)

With two side facing windows. Twin fully glazed front doors to the function room.

## Function Room

39'4" x 22'11" (12.0 x 7.00)

With three rear and side facing windows. Lowered ceiling with air con units. LED lighting, pendant and wall lights. There is perimeter bench seating and internal areas for tables and seating. Integral bar, adjacent cloaks/WC facilities. There is a trap door to the cellar and an adjoining hall/door to the commercial kitchen.

## Commercial Kitchen

13'5" x 17'4" (4.10 x 5.30)

With window to rear courtyard. Walls clad with stainless steel, a full five vent extractor unit, stainless steel sink. Equipped for commercial catering. To the rear of the bar there is a discreet side door to the rear courtyard.

## Principal Kitchen

14'5" x 16'8" (4.40 x 5.10)

With rear facing window. Equipment in stainless with twin inset sinks, cabinets, prep surfaces, electric cookers and ovens, deep fat fryer and extractor unit.

## Prep Kitchen

8'10" x 11'9" (2.7 x 3.60)

With two windows and an external door, a twin bowl stainless steel sink unit, hand-wash basin and tiled walls and floor.

## FIRST FLOOR

## Open Plan Cafe / Reception

55'9" x 25'3" (17.0 x 7.70)

Two bay windows to the front and centre with two side windows. Air con unit, ceiling lights, integral serving counter and a defined



seating area. There is access to the kitchen, store and three sets of WC's. Access to the lift and to the stairwell.

**Store**

14'5" x 8'10" (4.40 x 2.7)

With rear facing window.

**Viewing Area**

49'6" x 45'7" (15.1 x 13.9)

Side window, space for seating and access to the play frame.

**Play Frame**

146'7" x 85'7" (44.7 x 26.11)

Multi level soft play frame and stairs to Mezzanine. Staircase to rear of ground floor function room.

**SECOND FLOOR**

With both lift and stair access.

**Central Hall**

extends to 55'9" (extends to 17.0)

Windows to each side elevation, a suspended ceiling and air conditioning.

**Office One**

16'8" x 20'4" (5.10 x 6.20)

With two front facing windows, radiator and LED lighting.

**Office Two**

16'4" x 10'9" (5.0 x 3.30)

With a window to the front, suspended ceiling and radiators.

**Office Three**

16'4" x 13'1" (5.0 x 4.0)

With front facing window, fluorescent light and suspended ceiling.

**Office Four**

14'5" x 13'5" (4.40 x 4.10)

With windows to the side elevation and Abbey Road.

**Office Five**

14'5" x 10'9" (4.40 x 3.30)

With rear facing windows and suspended ceiling.

**Office Six**

14'5" x 11'5" (4.40 x 3.50)

With window to the rear, radiator.

**Cloaks**

With WC's for gents, ladies and adjacent shower room.

**Third Floor**

overall 39'4" x 55'9" (overall 12 x 17)

This area has a number of rooms with two central walls and Velux windows.

**External**

There is a substantial courtyard, secure with steel fencing and two metal gates.



Road Map



Hybrid Map



Terrain Map



Floor Plan



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

