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TO LET
Retail Unit
418 sq.ft
(38.8 sq.m)

**Unit 5, Lakes Parade, Ennerdale Drive, Barrow in Furness,
Cumbria, LA14 4PR**

- Ample shopper car park
- Opposite Furness General Hospital
- Tenants include Lakes Parades Stores, Frys Confectioners

LCP.
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400123**

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Unit 5, Lakes Parade, Ennerdale Drive, Barrow in Furness, Cumbria, LA14 4PR

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	418	38.8
TOTAL	418	38.8

Description

A self-contained ground floor lock up premises with good frontage on a parade of local and convenience retail units with ample shopper parking, opposite Furness General Hospital.

Internally the shop provides a good sized rectangular retail unit with WC and kitchen facilities. The internal specification includes suspended ceilings, recessed lighting, plastered and emulsioned walls with vinyl flooring throughout.

Rent

£8,000 pa exclusive of rates, VAT and service charge.

Rateable Value

Rateable value £4,250. Rates Payable TBC. Rateable Value is subject to change in April 2023. Interested parties are advised to make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are connected to the property.



Service Charge & Insurance

This unit participates in a service charge £548.49 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-75. Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

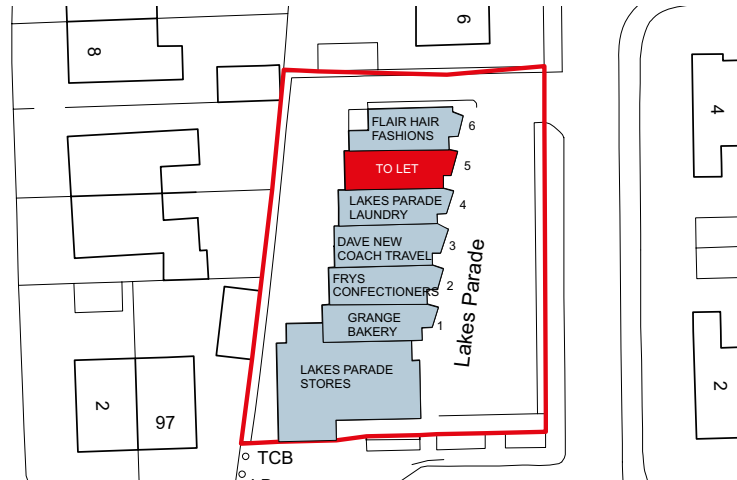
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - LA14 4PR

Barrow is situated at the tip of the Furness peninsula on the north-western edge of Morecambe Bay, south of the Duddon Estuary and east of the Irish Sea. The Lake District National Park, 10 miles (15 km) to the north-east.

Barrow's population was 57,000, the second largest urban area in Cumbria.



Viewing

Strictly via prior appointment with the appointed agent:



01229 825 636

rentals@rossestateagencies.co.uk



Richard Webster 07739 680472
rw@newswebster.com

Owned and Managed by



Bradley Walker 07971 757229
BWalker@lcpproperties.co.uk

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