

7497/BB

BARROW IN FURNESS
LESSER KINGS HALL
HARTINGTON STREET, LA14 5SR

FOR SALE



*****FREEHOLD BUILDING*****

*****DEDICATED PARKING*****

*****WELL FITTED OUT INTERNALLY AS OFFICES*****

*****SUITABLE FOR VARIOUS USES INCLUDING RESIDENTIAL*****

SALE PRICE: £200,000

LOCATION

The property is positioned close to Barrow town centre. Dalton Road, which is the prime shopping street lies approximately five minutes walk away. In addition, the popular retail parks of Hindpool and Hollywood lie within close proximity, as well as the ASDA superstore, Starbucks drive thru, Stollers and Home Bargains.

The immediate vicinity is made up of a mixture of mainly residential property, but also a good mixture of former residential property that has been converted to various commercial uses such as Offices, Dentists, Vets and a Chemist.

DESCRIPTION

The property is a substantial two story end of block property under a pitched slate roof covering. The building is currently arranged as offices over two floors with integral toilets to the central common areas and a central stairwell linking the two floors. An extension to the front provides a reception, and 4 no. car parking spaces are provided. The ground floor is currently let to two separate tenants on rolling leases.

SERVICES

We understand mains water, electricity, gas and drainage are connected. Heating is provided to both floors by way of two Combi gas fired boilers located in the boiler house at ground floor level. We understand a single boiler serves each floor. At present, all electrics are on one supply.

ACCOMMODATION/AREAS

Ground Floor Reception	213 sq ft	(19.77 sq m)
Ground Floor Offices	1,130 sq ft	(104.97 sq m)
First Floor Offices	1,116 sq ft	(103.72 sq m)
4 no. car parking spaces		

ENERGY PERFORMANCE CERTIFICATE

There is currently no EPC for the property, this is being commissioned and will be made available shortly.

SALE PRICE

Offers in the region of **£200,000** are invited for the sale of the freehold building. The property can be offered with vacant possession, or part let, with the existing rolling tenancies in place. Further information is available from the agent.

VAT

VAT is not payable on the sale price, or collected on the rents.

RATEABLE VALUE

The Valuation Office Agency website describes Lesser Kings Hall as Social Care Centre and Premises with a 2023 List Rateable Value of £13,000.

The small business multiplier for the 2023/24 rate year is 49.9p.

VIEWINGS

For further information or to arrange a viewing please contact the sole agent Carigiet Cowen.

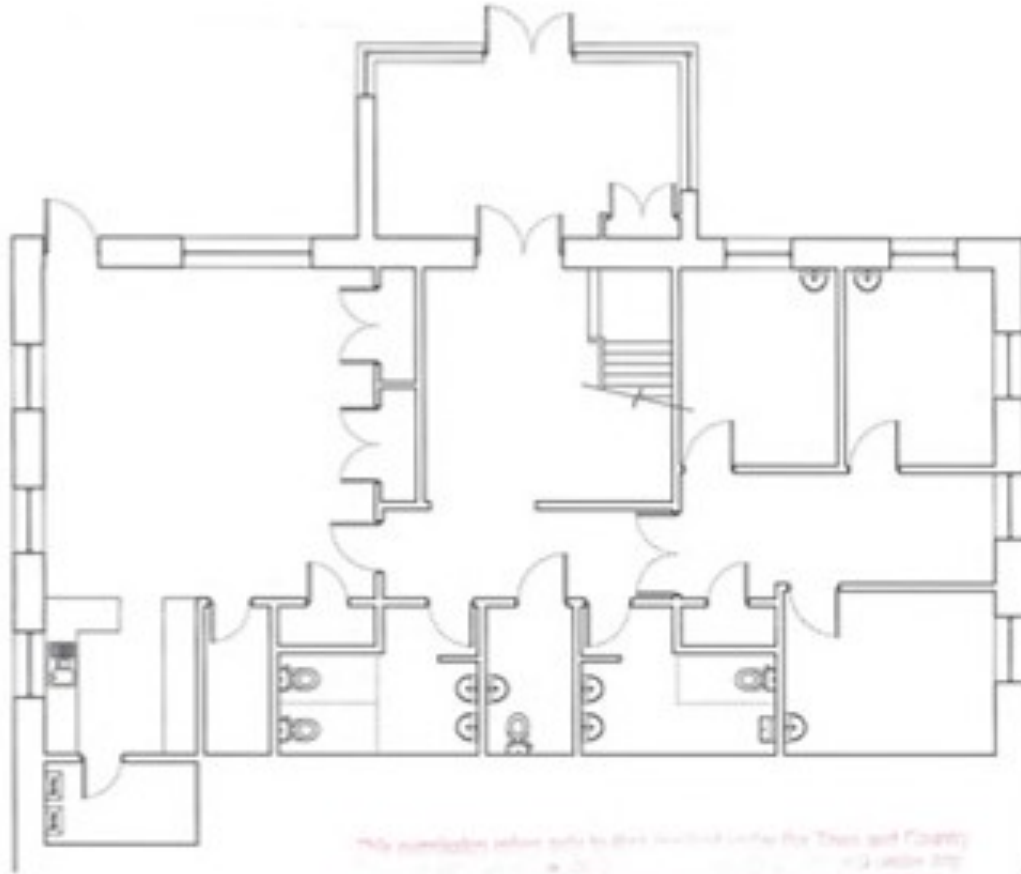
Ben Blain | Tel: 01228 635002
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Email: aharrison@carigietcowen.co.uk

Details Prepared:
March 2024



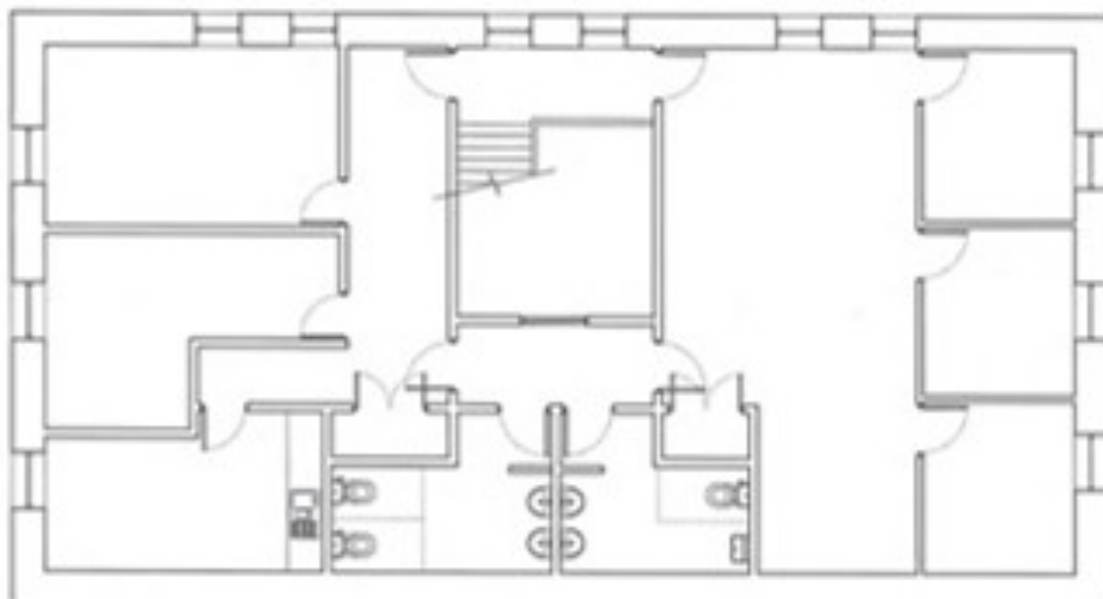
INDICATIVE DRAWINGS ONLY TO SHOW CURRENT LAYOUT



This schedule refers only to the finished surface for Tiles and Floorings
and does not include the thickness of the tiles or floorings.
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GROUND FLOOR
SCALE 1:100

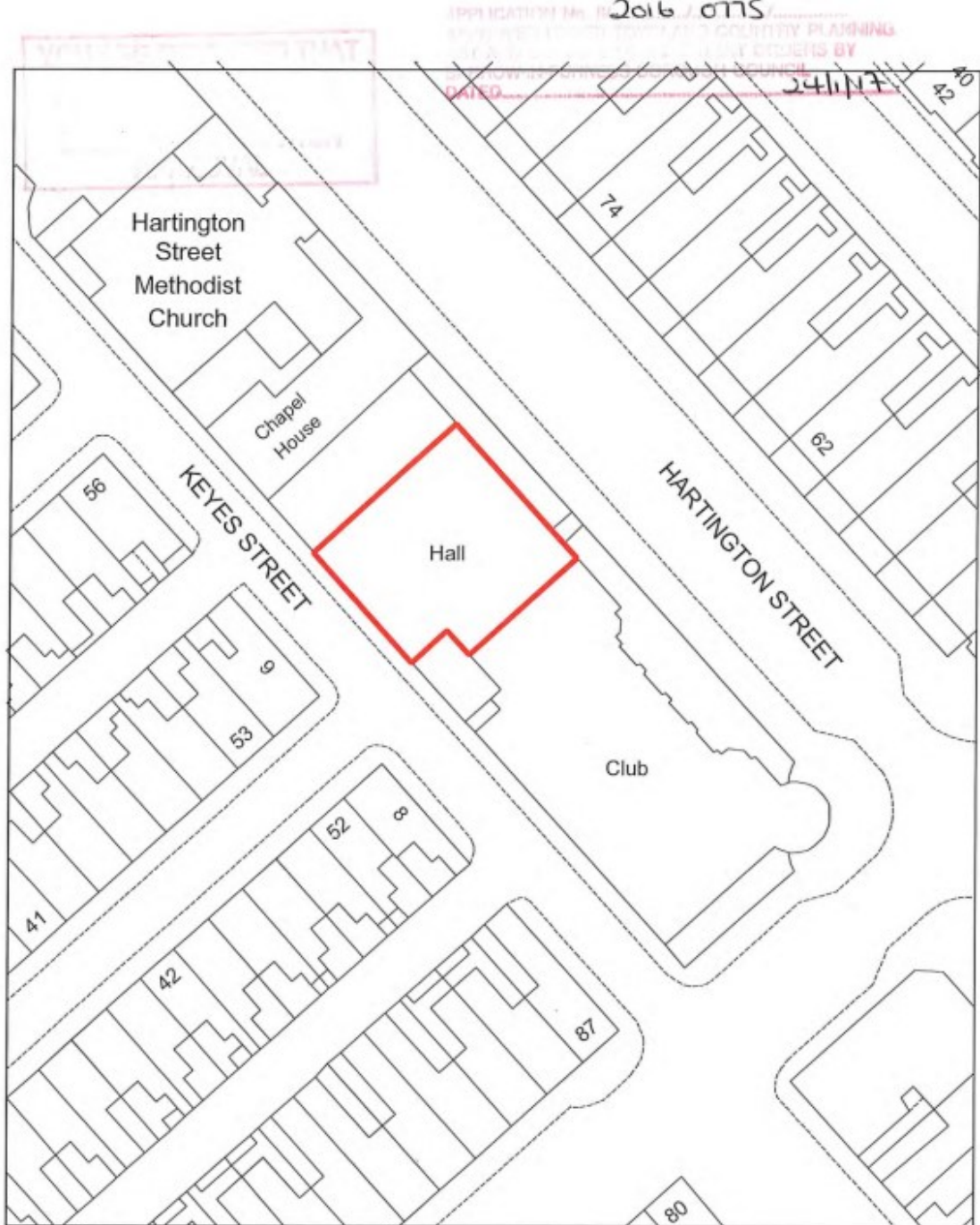
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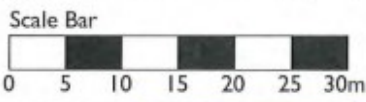
FIRST FLOOR
SCALE 1:100







2016/0775



Client :	Cumbria CVS	Project No :	4286	Day Cummins Ltd Architects & Surveyors Lakeland Business Park Cockermouth Cumbria CA13 0QT Tel: 01900 820700 Fax: 01900 820701 www.day-cummins.co.uk	
Project :	Lesser Kings Hall 59 Hartington Road Barrow-in-Furness Cumbria LA14 5SR	Dwg No :	12		
Drawing Title :	Site Block Plan	Date :	12/10/16		
		Scale :	1:500		

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