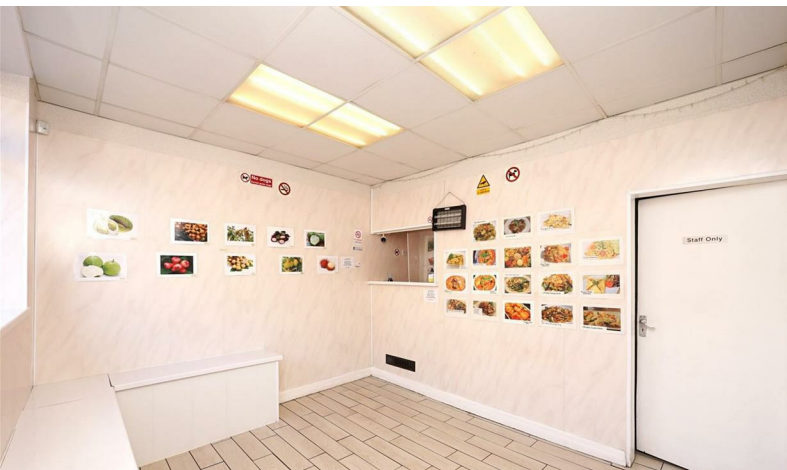




## 2 Worcester Street

Barrow-In-Furness, LA13 9RU

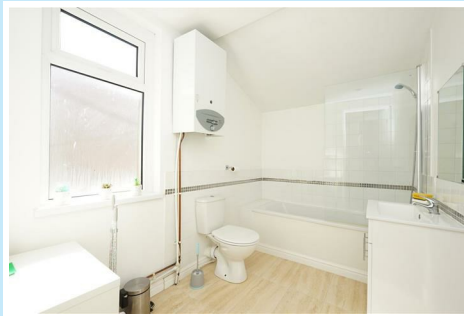
Offers In The Region Of £125,000



# 2 Worcester Street

Barrow-In-Furness, LA13 9RU

## Offers In The Region Of £125,000



This charming property presents an exceptional opportunity for those seeking a thriving business venture combined with comfortable living arrangements. The ground floor is currently occupied with a successful Thai takeaway, which is being sold as a going concern. This means that the new owner can step right into a well-established business with an existing customer base, making it an attractive investment for aspiring restaurateurs or seasoned entrepreneurs alike.

Above the takeaway, you will find a delightful one-bedroom flat, providing a perfect living space for the owner. This flat offers a convenient lifestyle, allowing you to manage the business while enjoying the comforts of home just a staircase away. The combination of commercial and residential space is a rare find, making this property particularly appealing.

The area benefits from a steady flow of foot traffic, ensuring that the takeaway remains a popular choice for both locals and visitors. With its established reputation, this property is poised for continued success.

In summary, this property on Worcester Street is not just a shop; it is a fantastic opportunity to own a thriving business with the added benefit of a comfortable living space. Whether you are looking to invest in a new venture or expand your portfolio, this property is well worth your consideration.

### COMMERCIAL AREA

#### Front Of Shop

11'9" x 10'0" (3.60 x 3.05)

#### Kitchen Prep Room

12'2" x 12'1" (3.71 x 3.70)

#### Kitchen

12'1" x 9'6" (3.70 x 2.90)

#### Rear Prep Room

9'0" x 6'6" (2.76 x 1.99)

### Ground Floor WC

### THE FLAT

#### Kitchen Diner

12'2" x 11'10" (3.71 x 3.62)

#### Bathroom

9'7" x 6'1" (2.94 x 1.87)

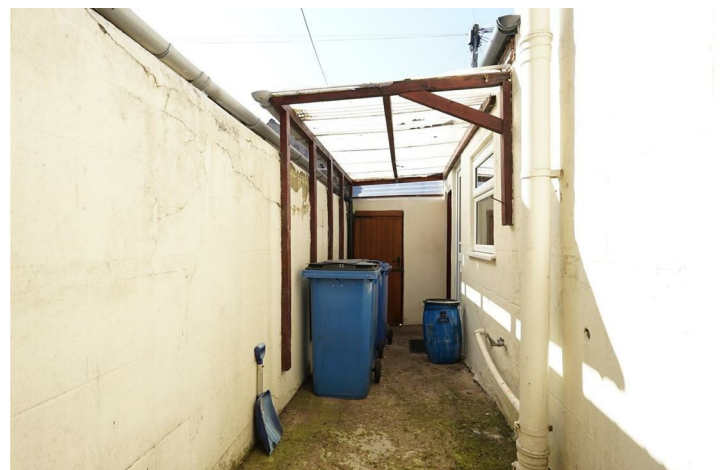
#### Bedroom

12'1" x 10'3" (3.70 x 3.14)

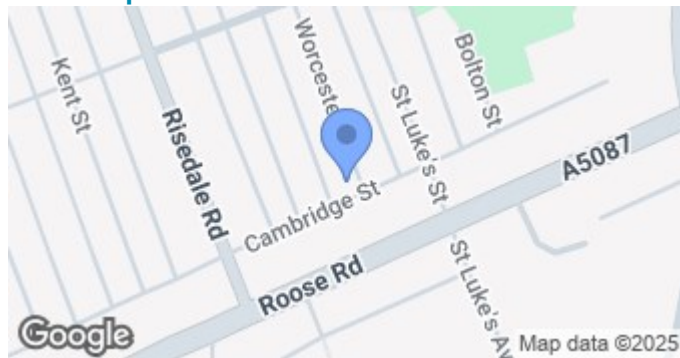


- Current Rateable Value - £1,750
- Double Glazing

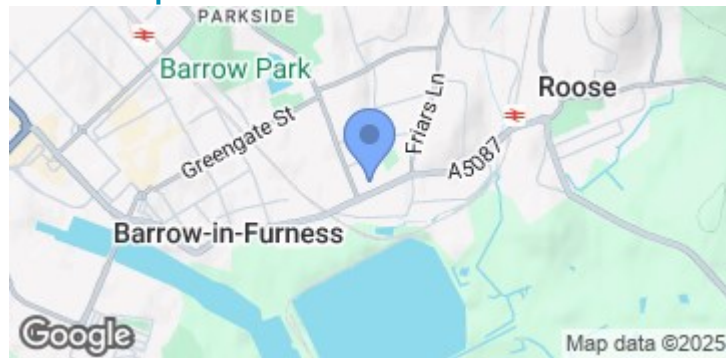
- Investment Property
- One Bedroom Flat To First Floor



## Road 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, 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	