

6 WEEK COMPLETION



**SITUATION**

Located at the corner of Rawlinson Street only a few minutes' walk from the prime retailing centre of the town and serving the surrounding mixed commercial and residential area. Barrow-in-Furness lies just to the south of the Lake District, one of England's premier tourist destinations and is reached via the A590 which links with the M6. Barrow is also synonymous with the Shipbuilding Industry and one of its major employers is BAE Systems who have secured contracts for the next 10 years on the Astute class of Submarine.

**PROPERTY**

A corner building comprising a **Ground Floor Pub** with **Cellar Storage** plus internal and separate side access to a **Large Manager's Flat** on two upper floors. The property has gas fired Central Heating (not tested) and replacement windows throughout.

VAT is payable in respect of this Lot

**ACCOMMODATION**

**Ground Floor Pub**

Internal Width	31'2"	
Pub Depth	30'1"	
Built Depth	50'3"	
Bar Area	Approx	940 sq ft
Kitchen Area	Approx	95 sq ft
Ladies & Gents WC's		

**Cellar**

Storage Area	Approx	455 sq ft
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**First and Second Floor  
Manager's Flat**

8 Rooms, Kitchen/Diner, Bathroom/WC & Shower/WC		
Area	Approx	2,020 sq ft

<b>Total Area</b>	<b>Approx</b>	<b>3,510 sq ft</b>
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**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Public House**

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **MATTHEW BERGER**



**JOINT AUCTIONEERS**  
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