



All enquiries Ref: Callum Glenn



- Freehold Former Pub with Residential Accommodation
- Significant Potential
- Full Vacant Possession

**Location:**

The property is located in the heart of Barrow-in-Furness occupying a corner position at the junction of Church Street and Spring Street. The immediate surrounding area comprises a mix of both residential and commercial property with the main shopping area of Barrow-in-Furness within a few minutes' walk. Public transport links in the area include local bus services whilst the mainline rail station is with 0.6-mile walk of the property.

**Description/ Potential:**

The property comprises this substantial corner building which is currently arranged as a pub with garage/store plus a basement providing store and barrel access space. Above at first and second floors is residential accommodation. Whilst evidently there is potential to modernise and re establish this building as a pub with owners accommodation, other opportunities may exist for conversion and/or subdivision for residential or a mixed scheme. The property is sold on an unconditional basis and bidders considering alternative uses or development are deemed to solely rely on their own planning and other associated enquiries.

**Accommodation:**

Ground Floor: Bar Area 1 - 8.5m x 4.0m, Bar Area 2 - 7.5m x 5.1m, Hall, WC's  
Basement/Cellar Total 10.5m x 7.8m  
First Floor: Three Bedrooms, Kitchen, Office, Bathroom  
Second Floor: Two Bedrooms  
Outside: Garage 6.0m x 3.7m and Store 4.8m x 2.8m

**EPC Rating:** C

**To View:**

Strictly and Only by prior arrangement with the auctioneers.

