

To Let on New Lease

**231 Dalton Road
Barrow in Furness
LA14 1PQ**



Ground floor lock up shop/restaurant

Barrow in Furness is situated in south west Cumbria on the Furness Peninsula, 34 miles from Kendal and approximately the same distance from access to the M6 motorway at junction 36. The town is a sub regional centre with a very well defined catchment population in excess of 100,000 incorporating neighbouring towns such as Dalton, Ulverston, Millom and Askam.

Location

The property is situated in Dalton Road which is the town's prime retail shopping thoroughfare in the non pedestrianised section which has representation from Subway, RBS, Nationwide, Bradford and Bingley and the Furness Building Society as well as many well established independent occupiers.

Description

The property has been refurbished and is presented ready for immediate occupation for restaurant/café use.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	17' 9"	5.26m
Max shop depth	67' 3"	20.5m

Ground Floor

Sales	995 sq ft	92.4sq m
Ramped at a depth of	32' 4"	9.85 m
Kitchen	143 sq ft	13.3 sq m
Store	96 sq ft	8.9 sq m
Plus ladies, gents and disabled w.c's		

Lease

The property is to let on a new lease for a term of years to be negotiated subject to 5 yearly upward only rent reviews at a commencing rental of £14,000 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

To be re-assessed.

EPC



Legal Costs

Each party to be responsible for the payment of their own legal fees.

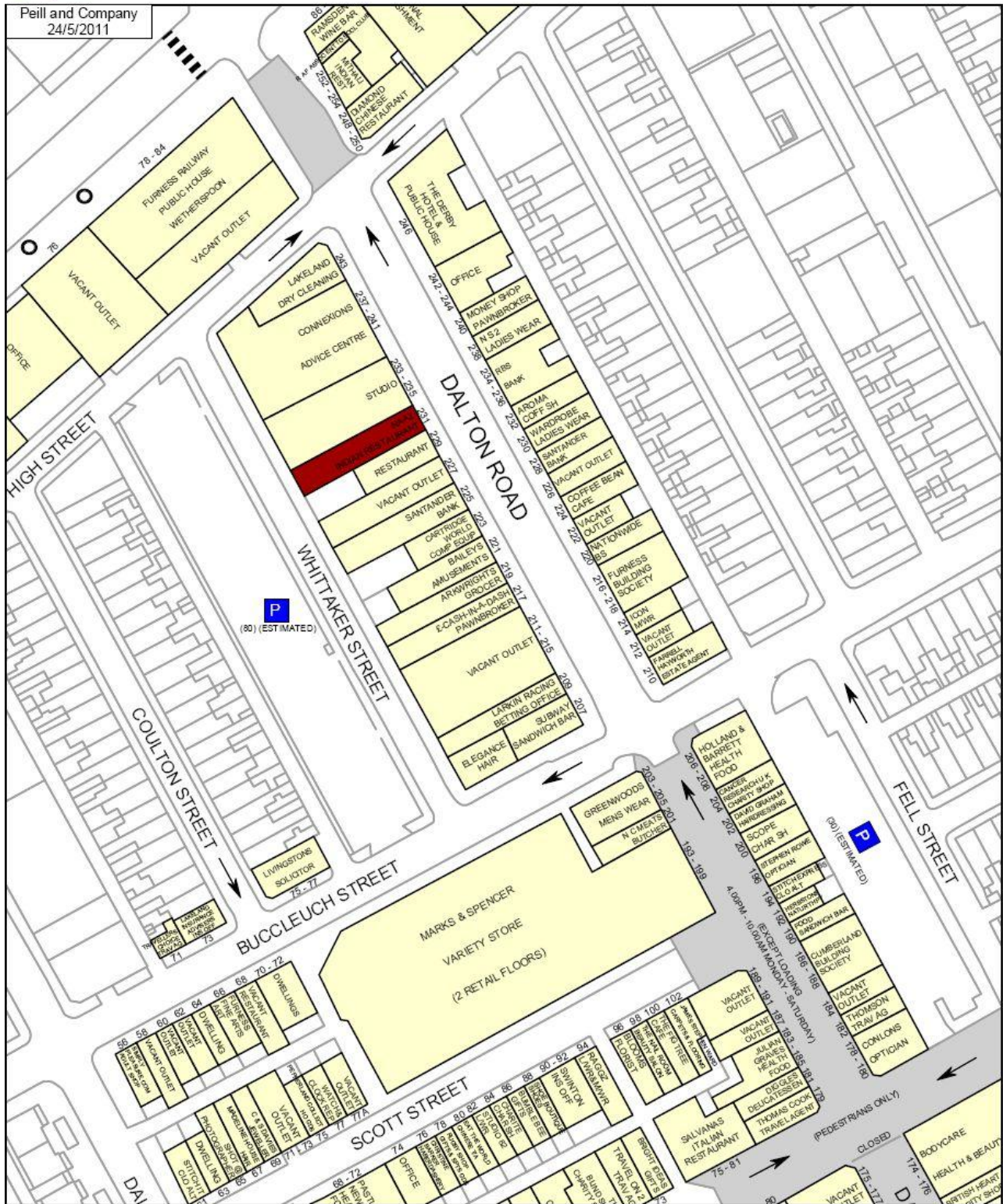
VAT

We are advised that the property has not been registered for VAT.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

Peill and Company
24/5/2011



50 metres