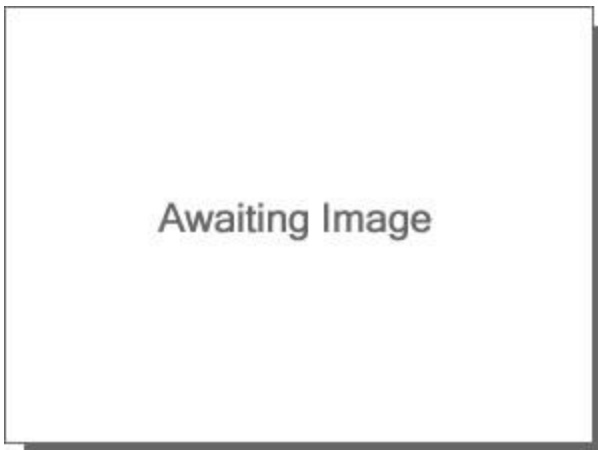


**\*Confidential – Staff Unaware\***

## To Let By Way of Assignment

196 Dalton Road  
Barrow in Furness  
LA14 1PR



**Prime shop opposite Marks and Spencer suitable as office subject to planning consent.**

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.

### Description

The property comprises a mid terraced shop property arranged on basement, ground and first floor with the extensive first floor area providing good sales potential. The unit has a modern shop front giving good display facilities.

### Accommodation

The property has the following approximate areas and dimensions:-

Internal width	17' 6"	5.3 m
Shop depth	30' 9"	9.37m
Built and site depth	41' 6"	12.65 m
Ground floor sales	538 sq ft	50 sq m

First floor	830 sq ft	77.1 sq m
Basement	476 sq ft	44.3 sq m

### Rateable Value

Rateable Value £19,500 UBR 43.3p  
Please note the rateable value is under appeal.

### Lease

The property is to let by way of an assignment of the existing lease which is held on the balance of a 10 year full repairing and insuring lease with effect from 1<sup>st</sup> February 2005 at a passing rental of £17,000 p.a. exclusive of rates and VAT payable quarterly in advance without further review. There is a schedule of condition limiting the full repairing liability.

### Premium

Nil premium is required for the benefit of our clients leasehold interest.

### EPC

To be provided.

### Legal Costs

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

### VAT

The property has not been registered for Vat at the present time.

### Viewing

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

