

## Prime Retail Investment For Sale Freehold

124 Dalton Road  
Barrow in Furness  
LA14 1JH



Let to Cheque Centres Properties Ltd – over 150 branches nationwide. Landlords include Henry Boot, Asda, ING, Zurich Assurance, C & J Clark and Network Rail.

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 a prime retailing location in the pedestrianised section of Dalton Road close to the entrance of Portland Walk Shopping Centre with the immediate area including representation from major multiples such, The Works, Carphone Warehouse, Claires Accessories, Greggs, Argos,

Co-op Travel, Rymans and many other leading retailers.

### Accommodation

The property has the following approximate areas and dimensions:-

#### Ground Floor

Internal width	13' 0"	3.96 m
Shop depth	42' 4"	12.9 m
Sales	498 sq ft	46.26 sq m
ITZA	376 sq ft	34.93 sq m

#### First Floor

Void

#### Second Floor

Void

#### Outside

Rear yard

### Lease

The whole of the property is leased to Cheque Centres Properties Ltd on a 10 year lease at £15,750 p.a. commencing 29<sup>th</sup> September 2010 subject to a tenant's option to break at the end of year 5 and an upward only rent review also at the end of year 5. The lease is on full repairing and insuring terms. The passing rent equates to £39 Zone A which compared well to the previous tone of £55 per sq ft Zone A.

### Rateable Value

Rateable Value £16,750 UBR 41.4p

### Tenant

Cheque Centres operate from over 150 branches nationwide – full accounts are available to prospective purchasers.

### Tenure

Freehold subject to the existing occupational lease.

### Price

£190,000 reflecting gross initial yield of 8.29%.

### EPC

The property has an Energy Performance Asset Rating of "C". Further details available on request.

### Legal Costs

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

### VAT

The property has been registered for VAT.

**Viewing**

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)



**Barrow-in-Furness**

