

## \*Substantially Reduced\* To Let on New Lease

**189/191 Dalton Road  
Barrow in Furness  
Cumbria  
LA14 1PT**



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 located in a prime retail pedestrianised section of Dalton Road adjacent to Marks and Spencer. Other nearby retailers include Holland and Barrett, Julian Graves, Greenwoods and Bodycare.

### Description

The property comprises an end terraced 3 storey shop arranged on ground, first and second floors with the second floor suitable for office/storage space.

### Accommodation

The property has the following approximate areas and dimensions:-

|                 |        |         |
|-----------------|--------|---------|
| Internal width  | 38'10" | 9.4 m   |
| Return frontage | 13' 6" | 4.11 m  |
| Shop depth      | 45' 7" | 12.97 m |

### Ground Floor

|            |             |            |
|------------|-------------|------------|
| Sales area | 1,134 sq ft | 105.3 sq m |
| Storage    | 39 sq ft    | 3.58 sq m  |

### First Floor

|         |           |            |
|---------|-----------|------------|
| Sales   | 741 sq ft | 68.83 sq m |
| Storage | 74 sq ft  | 6.8 sq m   |

### Second Floor

|                |           |           |
|----------------|-----------|-----------|
| Storage/Office | 637 sq ft | 59.2 sq m |
|----------------|-----------|-----------|

### Rateable Value

Rateable Value £35,500                      UBR 41.4p

### Lease

The property is to let on a full repairing and insuring lease for a term of years to be negotiated at a rent of £22,500 p.a. exclusive of rates.

### EPC

This has been commissioned and will be made available to potential tenants.

### Legal Costs

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

### VAT

All prices and rents where quoted are exclusive of VAT.

### Viewing

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

