

**\*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
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**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**

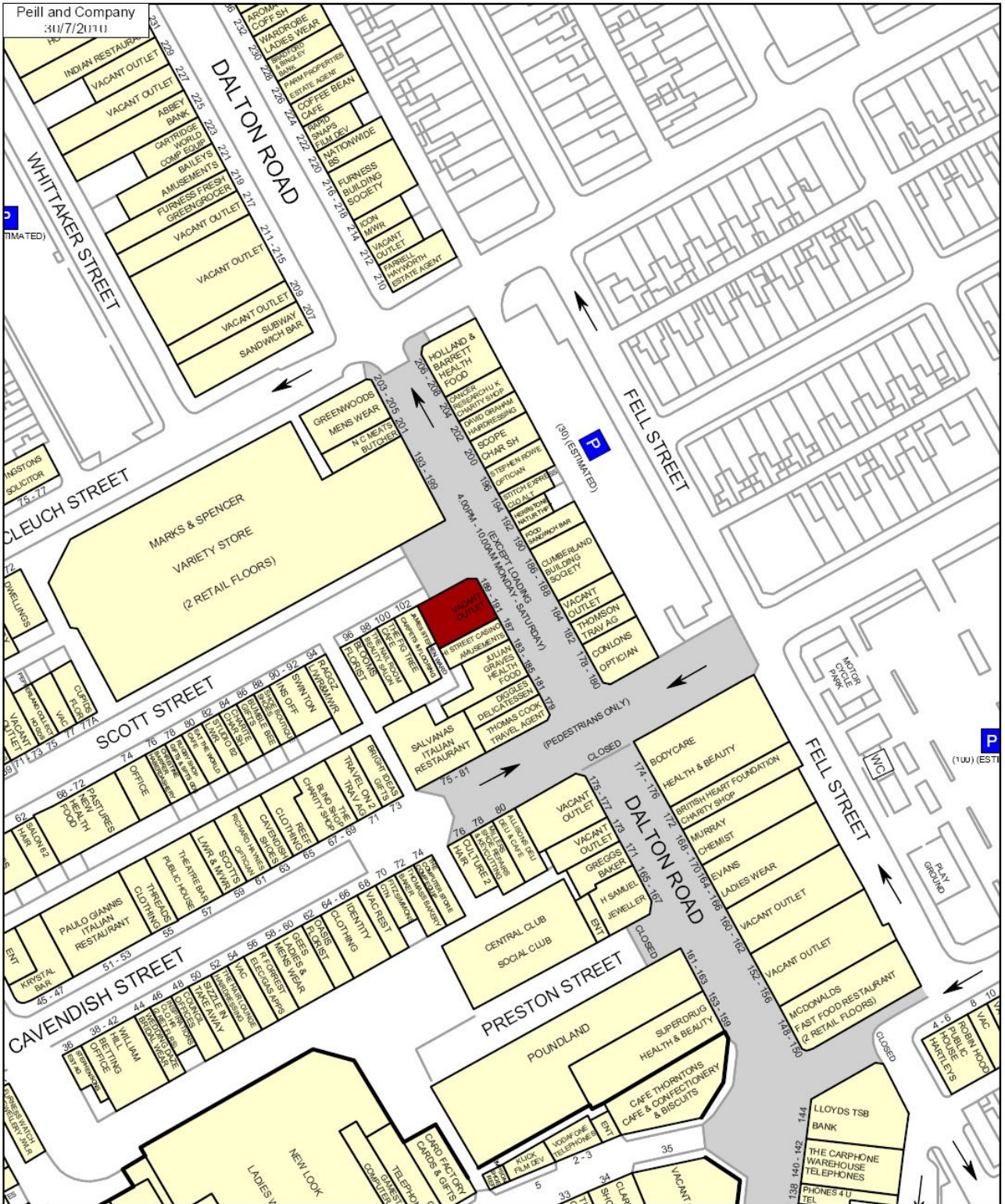
Each party to be responsible for the payment of their own legal fees.

**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.



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