

To Let on New Lease

194 Dalton Road
Barrow in Furness
Cumbria
LA14 1PR



Prime shop to let on new lease.

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 retail location of the pedestrianised section of Dalton Road directly opposite the large Marks and Spencer store. Other major multiples nearby include Holland and Barrett, Greenwoods and Thomas Cook.

Description

The property comprises a mid terraced shop property arranged on ground, first and second floors with trapdoor access to basement.

Accommodation

| | | |
|---------------------|-----------|-----------|
| Internal width | 12' 9" | 3.89m |
| Ground Floor | | |
| Sales area | 313 sq ft | 29.1 sq m |
| Storage | 83 sq ft | 7.7 sq m |
| First Floor | | |
| Ancillary | 343 sq ft | 31.9 sq m |
| Second Floor | | |
| Ancillary | 273 sq ft | 25.4 sq m |
| Outside | | |
| Small rear yard. | | |

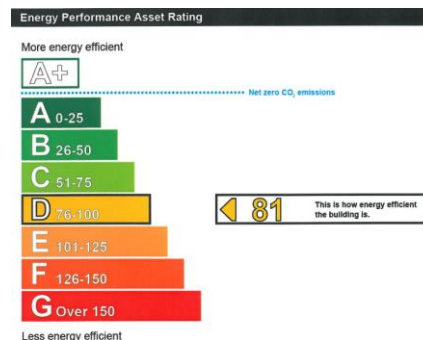
Lease

The property is to let on a new full repairing and insuring lease for a minimum term of 5 years or longer subject to 5 yearly upward only rent reviews at a rental of £13,500 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £11,750 UBR 43.3p

EPC



Legal Costs

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

VAT

All rentals and outgoings where quoted are exclusive of but may be liable to VAT.

Viewing

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

