

To Let On New Lease

209 Dalton Road
Barrow-in-Furness
LA14 1PH



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 the northern end of Dalton Road which has recently benefitted from improvement works and retains limited vehicle access with on street parking adjacent to the retail units. The subject property is next to Subway and other major occupiers represented in this section include Royal Bank of Scotland, Bradford and Bingley with Marks and Spencer and Greenwoods menswear also being located nearby.

Description

The property comprises a mid terraced shop property arranged on basement, ground, first and second floors with good sales area at first floor level.

Accommodation

The property provides the following approximate areas and dimensions:-

Ground Floor

Internal Width	18' 6"	
Shop Depth	76' 8"	
Ground floor sales	1,120 sq ft	104 sq m
Plus ladies and gents w.c's		

First Floor Sales	482 sq ft	45 sq m
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Basement	712 sq ft	66 sq m
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Lease

The property is to let on a new full repairing and insuring lease for a term of 10 years subject to a single upward only rent review at the end of year 5.

Rent

£17,500 p.a. exclusive of rates and Vat payable quarterly in advance.

Rateable Value

We are advised that the property is assessed as follows:-

Rateable Value £13,500 UBR 48.5p

£6,547.50 payable 2009-2010

Vat

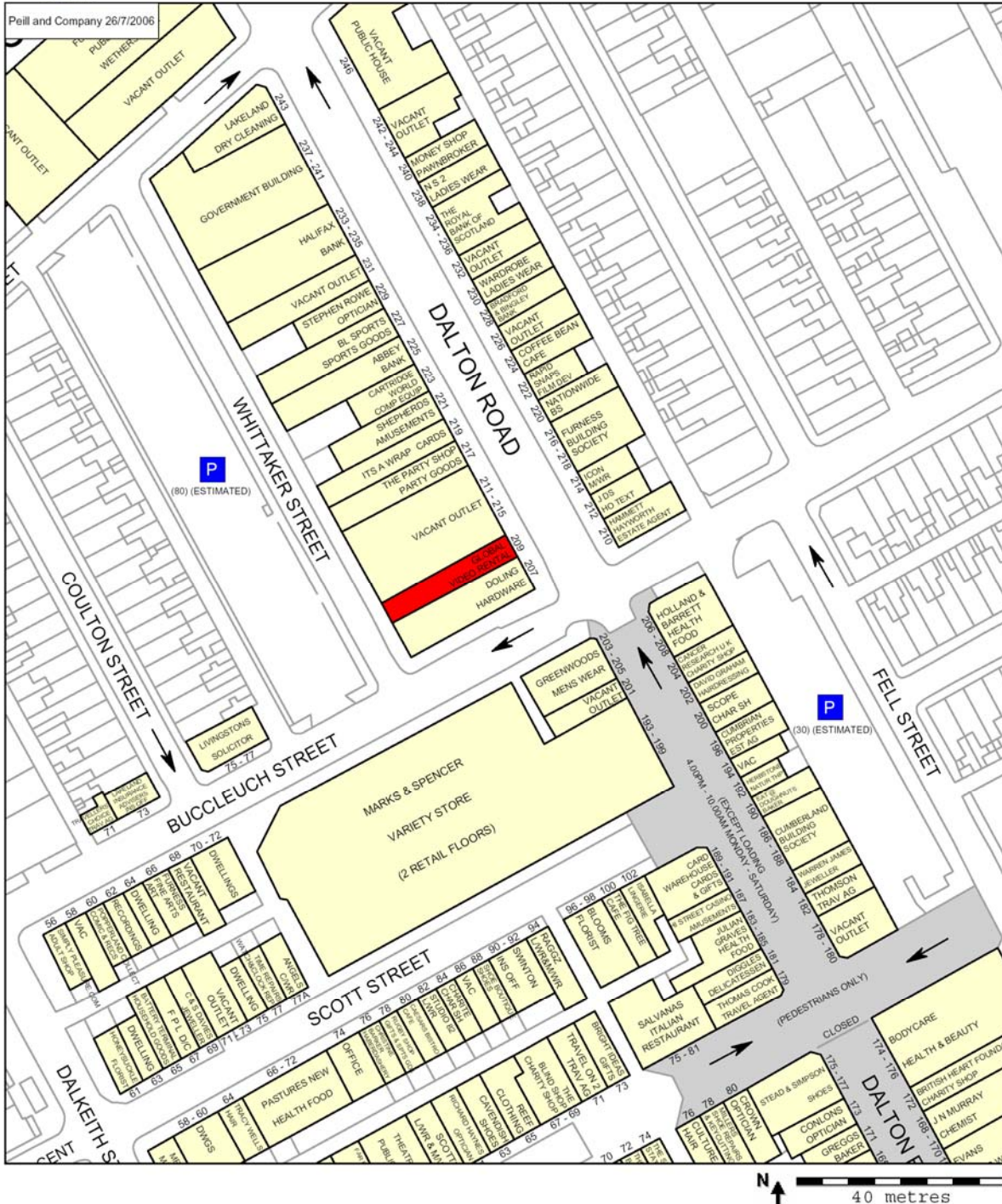
The property has not been registered for Vat.

Legal Costs

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

Viewing

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



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