

**\*12 Months Rent Free\***

**For Sale Freehold with  
Vacant Possession or  
To Let on New Lease**

**222 Dalton Road  
Barrow in Furness  
LA14 1PN**



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 non pedestrianised section of Dalton Road which benefits from some on street car parking and has multiple representation from the Royal Bank of Scotland, Bradford and Bingley Building Society and the Furness Building Society as well as other financial institutions and independent retailers. The exact location can be identified from the attached copy Goad extract.

**Accommodation**

The property has the following approximate areas and dimensions:-

Internal width	4.78 m	15' 8"
Front sales depth	5.74 m	18' 10"
Front sales area	27.96 sq m	301 sq ft
Rear sales area	14 sq m	151 sq ft

Ground floor

Sales	42 sq m	452 sq ft
-------	---------	-----------

First floor

Ancillary	42.5 sq m	458 sq ft
-----------	-----------	-----------

Second floor

	41.6 sq m	448 sq ft
--	-----------	-----------

Basement

	36.9 sq m	397 sq ft
--	-----------	-----------

**Rateable Value**

Rateable Value	£7,200	UBR 48.5p
	£3,492.00 payable	2009/2010

**EPC**

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

**Price**

£125,000 freehold with vacant possession.

**Lease**

The property is to let on a new full repairing and insuring lease for a term of years to be agreed subject to 3 yearly upward only rent at a commencing rental of £10,000 p.a. exclusive of rates and VAT payable quarterly in advance.

**Legal Costs**

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

**VAT**

The property has not been registered for VAT at the present time.

**Viewing**

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

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers

1 Kent View, Kendal, Cumbria LA9 4DZ t:0845 450 4444 f:01539 732 507 e:kendal@peill.com w:www.peill.com

Directors: Andrew C Peill FRICS, Peter J Nicholson FRICS, Simon P Adams BSc (Hons) FRICS MCI Arb

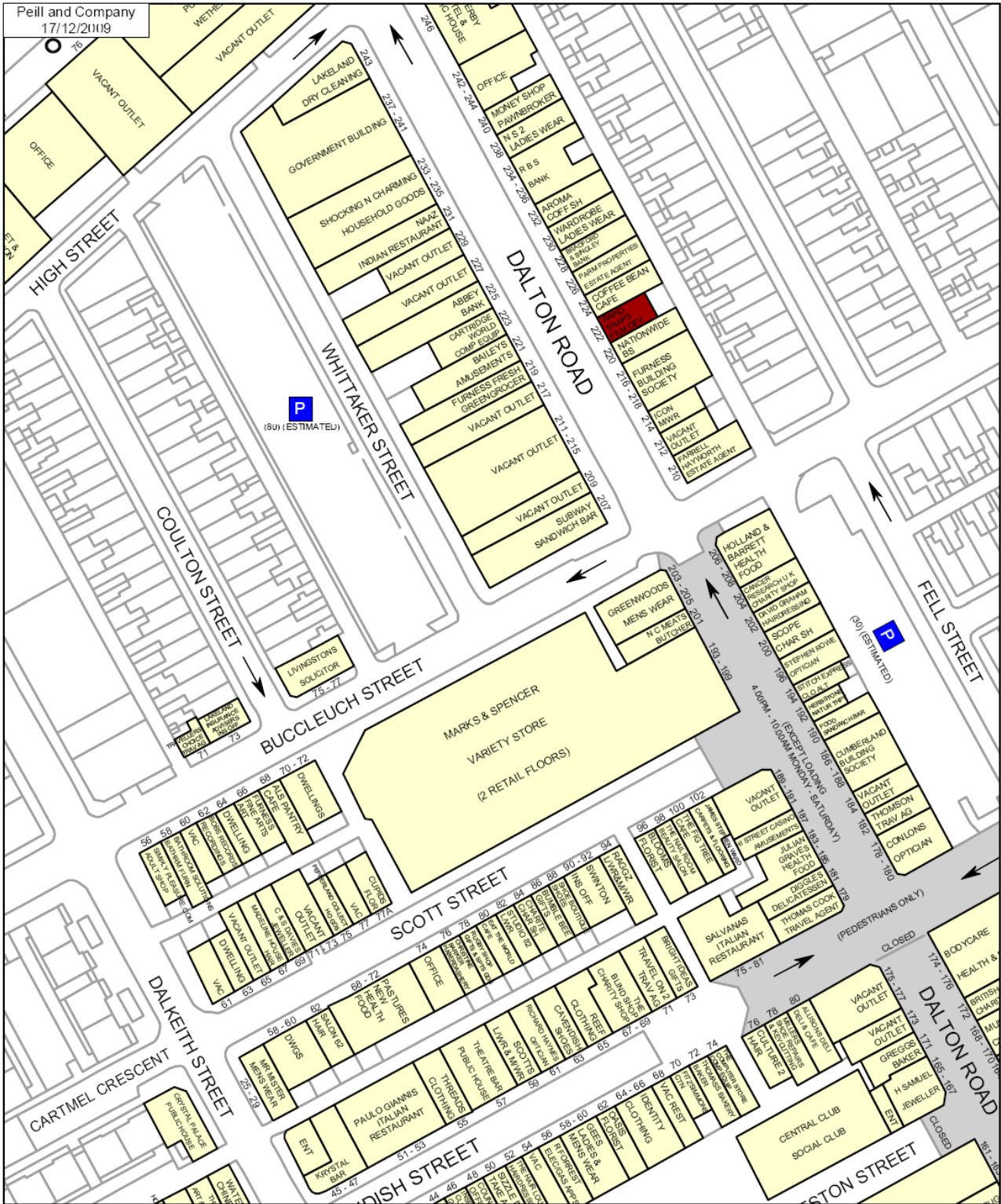
Consultant: D Malcolm Brownsord FRICS FAVLP

Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

Peill & Company Ltd Registered in UK Reg No 4528978 Reg Office 1 Kent View, Kendal, Cumbria LA9 4DZ



Peill and Company  
17/12/2009



50 metres