

To Let on New Lease

227 Dalton Road
Barrow in Furness
LA14 1PQ



Town Centre Shop

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 at the northern end of Dalton Road which has recently undergone significant townscaping improvement works with a number of properties also having been refurbished. The property is close to major occupiers such as Subway, Royal Bank of Scotland, Bradford and Bingley and the Nationwide Building Society. As can be identified from the attached copy Goad extract Marks and Spencer is also nearby.

Description

The property comprises a mid terraced shop property arranged on ground, first and second floors.

Accommodation

The property has the following approximate area:-

Ground floor sales	1,350 sq ft	(125.41 sq m)
Office	43 sq ft	(3.99 sq m)
Storage	170 sq ft	(15.79 sq m)

First Floor

Office	220 sq ft	(20.4 sq m)
Storage	1,316 sq ft	(122.3 sq m)

Second Floor

Storage	1,371 sq ft	(127.4 sq m)
Staff room	88 sq ft	(8.2 sq m)
Kitchen	44 sq ft	(4.1 sq m)

Rateable Value

Rateable Value £15,750 UBR 46.2p

Lease

The property is to let on a new 10 year full repairing and insuring lease subject to an upward only rent review at the end of year 5 at a commencing rental of £17,500 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)

