

Shop/Showroom/Office Premises To Let on New Lease

233/235 Dalton Road
Barrow in Furness
Cumbria
LA14 1PQ



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 has representation from major occupiers such as Royal Bank of Scotland, Bradford & Bingley, Nationwide and the Furness Building Society, as well as a variety of independent retailers and restaurants. The exact location can be identified from the attached copy Goad extract.

Accommodation

The property has the following approximate areas:-

Ground Floor

| | | |
|---------------------|-------------|-------------|
| Sales area | 1,862 sq ft | (173 sq m) |
| Offices and storage | 465 sq ft | (43.2 sq m) |

First Floor

| | | |
|---------------------|-------------|--------------|
| Offices and storage | 1,488 sq ft | (138.3 sq m) |
|---------------------|-------------|--------------|

Second Floor

| | | |
|-----------|-------------|--------------|
| Ancillary | 1,080 sq ft | (100.4 sq m) |
|-----------|-------------|--------------|

Basement

| | | |
|---------|-------------|--------------|
| Storage | 1,515 sq ft | (140.8 sq m) |
|---------|-------------|--------------|

Outside

| | | |
|--------|-----------|-------------|
| Garage | 327 sq ft | (30.4 sq m) |
|--------|-----------|-------------|

Terms

The property is to be let on a new full repairing and insuring lease for a term of years to be negotiated, subject to 3-yearly upward only rent reviews at a commencing rental of £22,500 per annum, exclusive of rates and VAT, payable quarterly in advance. Our clients are flexible and would be willing to consider short term rentals as well as a sub-division of the building.

Rateable Value

| | |
|----------------------|-----------|
| Rateable Value – TBC | UBR 43.3p |
|----------------------|-----------|

Legal Costs

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

VAT

We are advised that the property has not been registered for VAT at the present time.

EPC

To be provided.

Viewing

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

