

Brand New Business Units**For Sale/To Let****Business Units
Ulverston Road
Dalton in Furness
LA15 8JH****Prominent Main Road Frontage****Location**

The site occupies a prominent location fronting Ulverston Road adjacent to Crooklands Garden Centre and approximately 100 yds from the Dalton roundabout. Access to the centre of Dalton, Ulverston and Barrow in Furness is very convenient with the Dalton bypass ultimately giving access to the M6 motorway at Junction 36 some 30 miles to the East.

Description

Our clients have started a development of a range of units which will be either for sale, or to let. They are of steel portal frame construction having blockwork lining either rendered or clad with local stone and a pitched roof covered with insulated profile steel sheeting incorporating translucent roof lights. All the units benefit from roller shutter doors to the front elevation. Eaves height 16' 6".

Accommodation

Unit 1	187 sq.mtrs. (2,000 sq.ft.)
Unit 2	123 sq.mtrs. (1,325 sq.ft.)
Unit 3	123 sq.mtrs. (1,325 sq.ft.)
Unit 4	Ground 129 sq.mtrs. (1,400 sq.ft.) First 107 sq.mtrs. (1,150 sq.ft.)
Unit 5	Ground 129 sq.mtrs. (1,400 sq.ft.) First 107 sq.mtrs. (1,150 sq.ft.)
Unit 6	123 sq.mtrs. (1,325 sq.ft.)
Unit 7	123 sq.mtrs. (1,325 sq.ft.)
Unit 8	187 sq.mtrs. (2,000 sq.ft.)

Note – Units 1, 2 & 3 - available May 2010
Units 4 & 5 - under construction
Units 6, 7 & 8 - available May 2009

Services

Mains drains, mains water and 3 Phase electricity.

Rateable Value

To be assessed for rates.

Terms

The units are available either for sale or to let as follows:-

Unit 6	£7,500 p.a.x.	LET
Unit 7	£7,500 p.a.x.	SOLD
Unit 8	£11,500 p.a.x.	£200,000

Leases

3 year leases on full repairing and insuring terms. Consideration will be given to longer leases.

Tenure

The premises are freehold, free from encumbrances.

Legal Costs

In the case of lettings the incoming tenant to be responsible for the landlord's reasonable legal fees up to a maximum of £350 plus VAT. In the case of sales, each party to be responsible for their own costs.

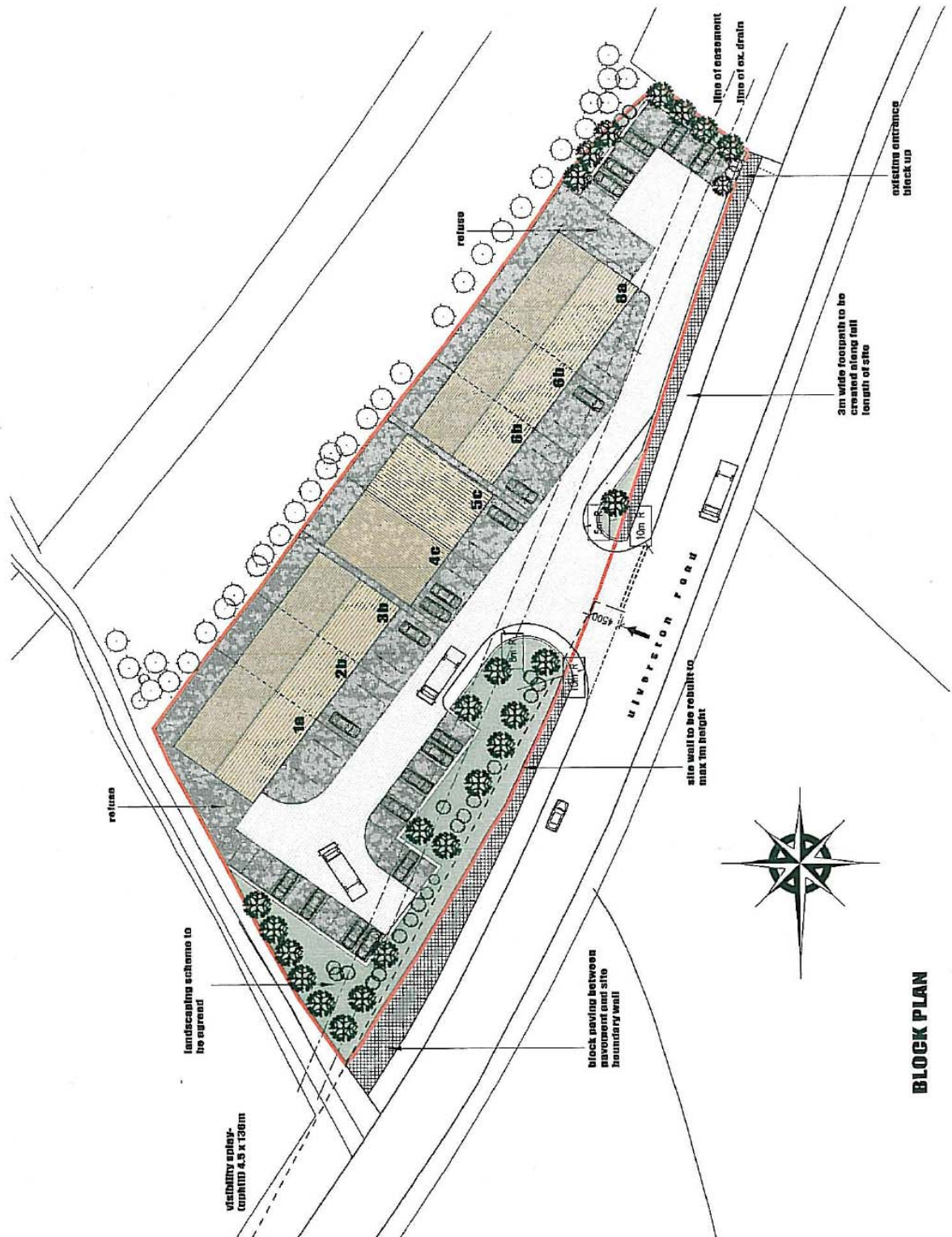
VAT

The properties have been registered for VAT which will be charged on both rentals and sale prices.

Viewing

Peill & Company, Tel 0845 450 4444 –Andrew Peill dealing (andrew@peill.com)

ID FLOOR PLAN



BLOCK PLAN