

## New Town Centre Shops To Let

Units 4 - 9  
Furness House  
Duke Street/Dalton Road  
Barrow in Furness  
LA14 1HN



Brand new unit suitable for A1/A2/A3  
use.

### Location

The properties form part of Furness House, a significant office building at the junction of Dalton Road and Duke Street. The main retailing area of Dalton Road and Portland Walk is nearby, as is the office area of Duke Street.

### Description

The whole of Furness House has recently been the subject of major refurbishment works, as a result of which, a number of new ground floor lock-up shops have been created. They are all carpeted throughout and benefit from new shop fronts and are ideal for either local businesses or multiple retailers.

### Accommodation/Rental

Unit No.	Area – sq.ft.	Rent - £ pax
4	620	8,500
5/6	1,677	15,000 – Let
7	620	8,500
8	859	9,000
9	1,029	10,000

**NB: Incentives are available by way of generous rent free periods.**

### Services

All main services are available within the vicinity.

### Terms

All the units are available on 3 year leases or longer. Each unit will be obliged to make a contribution to the running of the building by way of a service charge.

### Rateable Value

Ground Floor - units to be reassessed.

UBR 43.3pence  
Financial Year 2011/12

### EPC

The property has an Energy Performance Asset Rating of “C”. Further details available on request.

### Legal Costs

Each party to be responsible for their own legal fees.

### VAT

All rentals and outgoings where quoted, are exclusive of, but will be liable to VAT.

### Viewing

By appointment only through Peill & Company, tel 0845 450 4444 – Andrew C. Peill FRICS dealing.

