

For Sale

**68/72 Market Street
Dalton in Furness
LA15 8AA**



Prime shop for sale with upper parts also available with the benefit of planning permission to convert into 4 self contained flats.

Dalton in Furness is situated in south Cumbria on the Furness Peninsula approximately 4 miles from Barrow, 8 miles from Ulverston and 30 miles from access to the M6 Motorway at Junction 36. The town has access to the west coast mainline at Lancaster via the Barrow branch line. Manchester and Liverpool airports are both within approximately 2 hours drive.

Location

The property is situated in a 100% prime retailing position in the centre of Dalton with a prominent frontage to Market Street which has extensive traffic calming features. Nearby Multiples include

Lloyds Pharmacy, Greggs bakers, Done Brothers and the Co-op Supermarket.

Description

The property comprises ground floor lock up shop (formerly 2) with excellent display frontage.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	42' 7"
Shop depth	32' 0"
Ground floor sales	854 sq ft
Rear store	441 sq ft

Price

£145,000

Terms

Our clients will consider the sale of the whole of the property which incorporates a large 4 bedroom maisonette with planning permission for 4 self contained flats for a combined price of £249,950.

Tenure

Freehold with vacant possession subject to a 999 year lease at a peppercorn in respect of the maisonette on the upper floors.

Rateable Value

Rateable Value £10,250 UBR 46.2p

Legal Costs

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

VAT

The property has not been registered for Vat.

Viewing

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

