

To Let Town Centre Restaurant

**Unit 1, Furness House
Duke Street/Dalton Road
Barrow in Furness
LA14 1HN**



**Prominent unit adjacent to Dalton
Road Post Office**

Location

The property forms part of Furness House a significant building at the junction of Dalton Road and Duke Street which has recently undergone a major refurbishment project. The property fronts Dalton Road where there is some on street parking and is close to a number of both local and national multiple retailers.

Description

The property comprises a 2 storey vacant retail unit which has most recently been used as an Italian restaurant. There is extensive seating on both the ground and first floor levels in addition to which the former kitchen facilities are located on the ground floor. Contained within the property are the original fixtures and fittings relating to the business of the former Italian restaurant.

Accommodation

Ground Floor

Internal Width	18 ft
Shop Depth	65 ft
Total ground floor area	1023 sq ft

First Floor

Total sales area	360 sq ft
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Services

All main services are available within the vicinity.

Terms

Rent: £18,000 p.a.

Lease: The property is available by way of a new 6 year lease subject to a 3 yearly rent review. A longer lease is available by separate negotiation.

Contents

A figure of £15,000 is required for all the contents currently in the unit.

Rateable Value

To be assessed.

EPC

This has been commissioned and will be made available to potential tenants.

Legal Costs

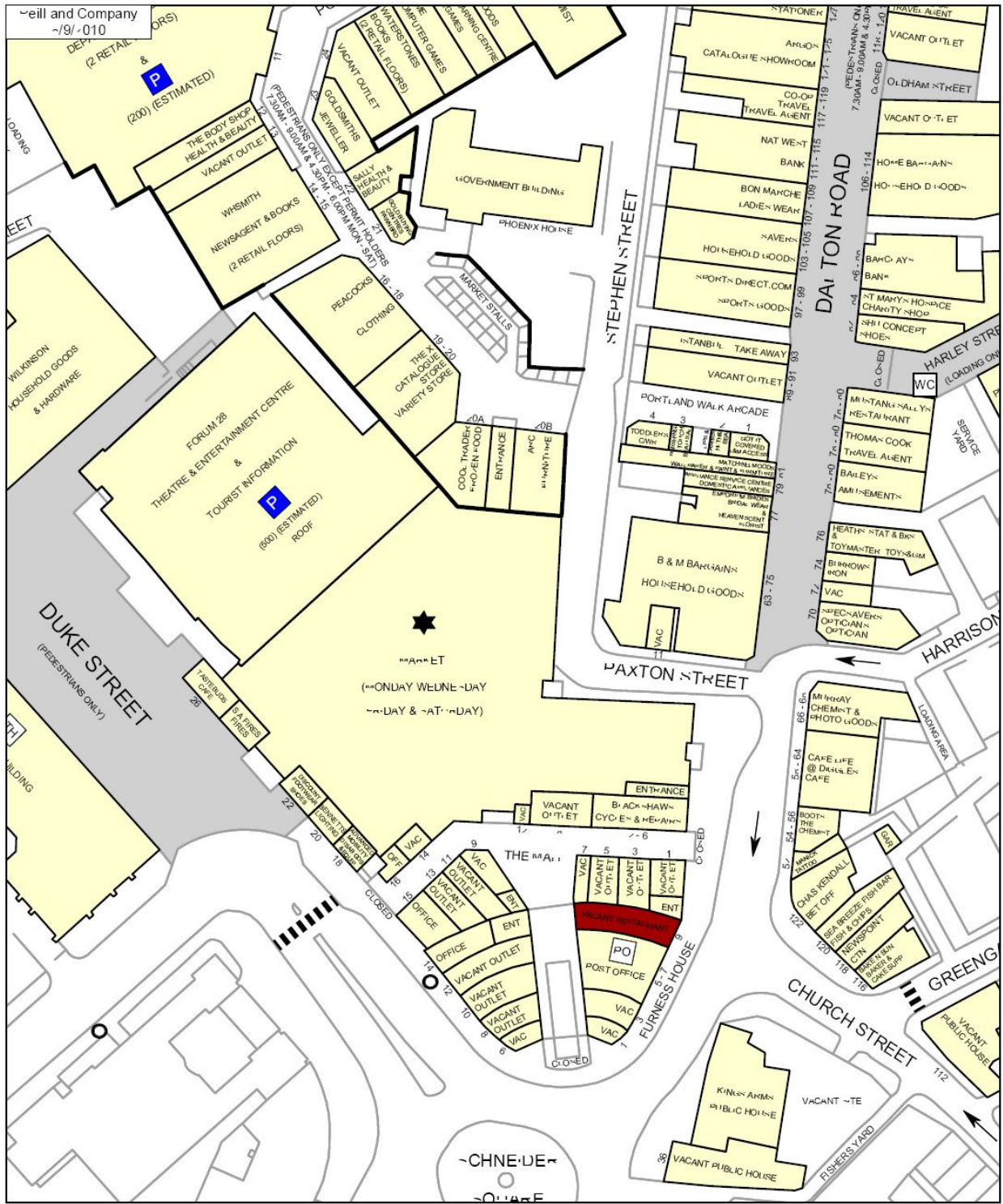
The incoming tenant to be responsible for the payment of the landlord's reasonable legal fees incurred in this transaction up to a maximum of £400 plus VAT.

VAT

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

Viewing

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



50 metres