

100% prime retail unit to let

**35 Portland Walk
Barrow in Furness
Cumbria
LA14 1DB**



Prime position opposite McDonalds, Lloyds, Greggs, Carphone Warehouse, Costa, and Thorntons, at junction of Portland Walk with Dalton Road

Barrow in Furness is a sub-regional centre, situated in South West Cumbria with a resident population of approximately 75,000, but which draws on a much wider catchment with a 30-minute drive time population regarded as being in excess of 120,000. Significant local employers include BAE Systems (who have a full order book for the Successor submarine programme, Kimberly Clark, Oxley Developments and also Siemens and GlaxoSmithKline at nearby Ulverston. The town lies on the A590 trunk road approximately 34 miles from access to the M6 motorway, 34 miles from Kendal and 23 miles from Windermere.



Location

The subject property, which is shown for identification purposes on the enclosed Street Traders' plan, occupies a 100% prime location at the entrance to Portland Walk which is anchored by Debenhams and with other occupiers including New Look, Boots, Clinton, Clarks Shoes, Pandora and the Bodyshop. The unit occupies about the most prominent location in the town centre and offers an excellent opportunity to trade from a large area at a competitive rent.

Description

The property comprises ground floor sales area with retail stair to first floor sales area and ancillary accommodation and offers the following accommodation:-

Accommodation

Internal width	20.84 m	(68' 4")
Shop depth	19.51 m	(64' 0")
Ground floor sales area	321.6 sq m	(3,460 sq ft)
First floor sales/ancillary	277.8 sq m	(2,989 sq ft)
Total internal area	599.4 sq m	(6,469 sq ft)

Terms

The property is available to let on the basis of a new lease for a length to be agreed on a full repairing and insuring basis.

Rent

A commencing rental of £40,000 per annum exclusive of rates and VAT.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £74,500
UBR – 49.3p (2018/2019)

Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

As far as we are aware, the property is registered for VAT and VAT will therefore be payable on rent and other payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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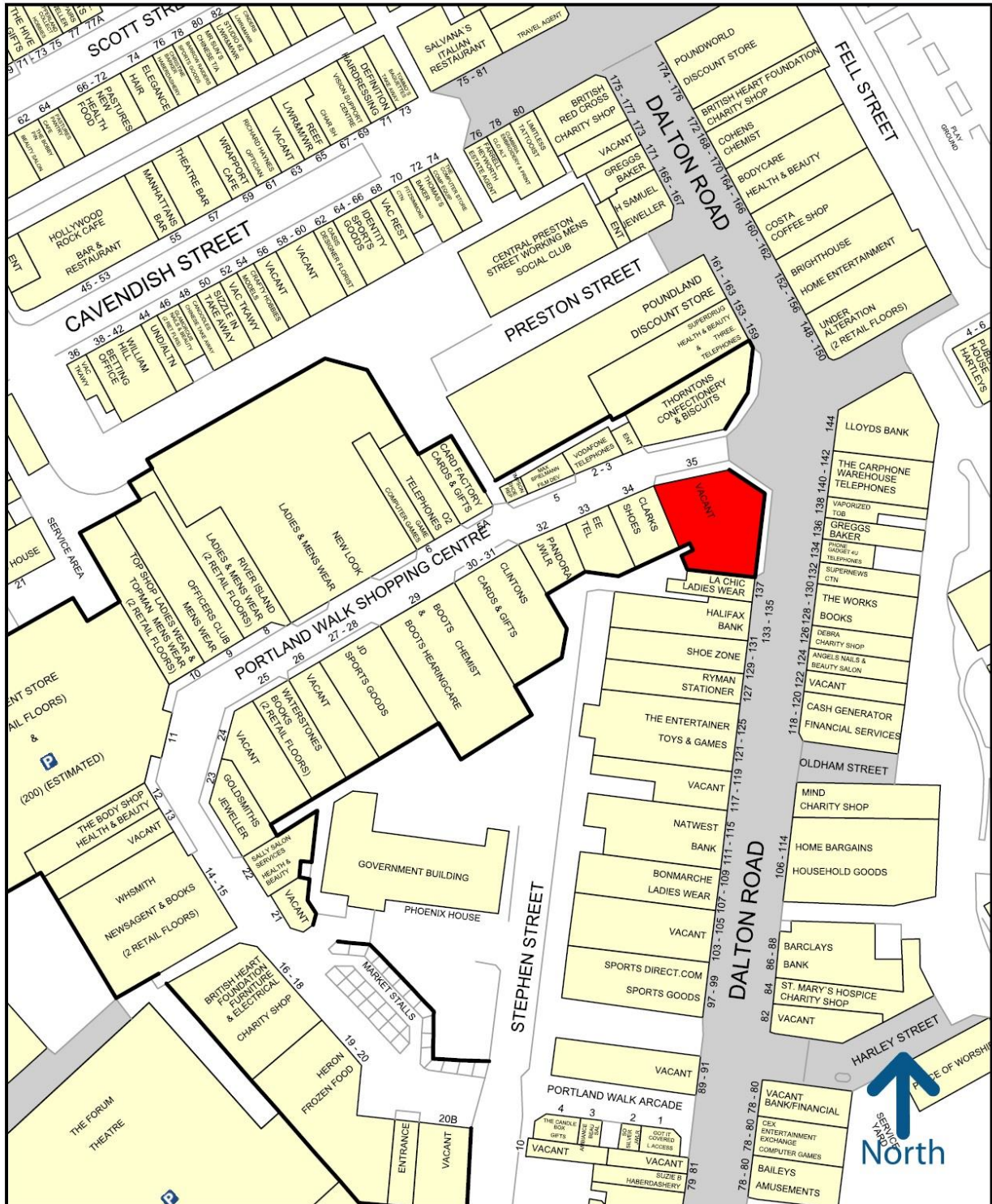
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Barrow-in-Furness

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Plan for identification purposes only

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