

**Attractive town centre retail investment for sale**  
**Ideal for small pension or first commercial**  
**property investment**

**Premises occupied by Bargain Booze**  
**86 Market Street**  
**Dalton in Furness**  
**Cumbria**  
**LA15 8DJ**



**Tenant in occupation over 10 years – most prominent location**  
**in the town centre**

Dalton in Furness is a historic market town situated on the Furness Peninsula approximately 4 miles from Barrow in Furness and 4 miles from Ulverston. Dalton is the historic capital of Furness with Dalton Castle (English Heritage) and Furness Abbey (English Heritage) on the edge of the town. The surrounding area is on the south-west fringe of the Lake District National Park and significant local employers include BAE Systems Maritime (with a 20-year order book for Successor Submarines), Kimberly Clark, Glaxo SmithKline and Siemens.



### Location

The subject property occupies an extremely prominent location close to the junction of Market Street with Station Street in the heart of Dalton town centre. The property is immediately adjacent to the Furness Building Society and other occupiers in the immediate vicinity include the Post Office, Greggs, Lloyds Pharmacy, St Mary's Hospice and a range of independent traders.

### Description

The subject property comprises a substantial med-terraced building arranged over ground, first and second floors (with the first and second floors comprising a maisonette which has been sold off on a 999-year lease in 2004). As such, our clients are selling their freehold interest in the property subject to the occupational lease on the ground floor, together with the 999-year lease on the upper floors. The ground floor is fitted out and trades as a Bargain Booze off-license and convenience store and comprises the following accommodation:-

### Accommodation

Ground floor		
Internal width	16 ft 3 inches	4.95 mtrs
Shop depth	32 ft	9.75 mtrs
Sales area	64.10 sq m	(690 sq ft)
Storage area	16.08 sq m	(170 sq ft)
<b>Total internal</b>	<b>80.18 sq m</b>	<b>(860 sq ft)</b>

Rear access for deliveries and staff welfare accommodation.

### Lease

The ground floor shop is held on the balance of a 15-year lease from 8 October 2007 (expiry 7 October 2022) on a full repairing and insuring basis at a current rental of £9,192 per annum, subject to a rent review in 2019 linked to RPI – accordingly, there is a guaranteed increase in the rent due in October 2019.

### Tenure

Freehold, subject to the occupational leases.

### Price

Offers over £100,000 which would represent an attractive net initial reversionary yield of over 9% rising to approximately 10% on implementation of the RPI linked rent review in October 2019.

### Rating Assessment

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

Rateable value £10,000  
UBR – 49.1p (2019/2020)

### 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/transaction.

### VAT

The subject property is not registered for VAT.

### Viewing

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

**NB.** The availability of the property offers an opportunity for an attractive return on capital and is ideal for a small investor or pension fund purchase (the fact that the maisonette has been sold off on a 999-year lease means that the subject property would qualify for purchase via a small pension fund).

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