

100% Prime Retail Unit to Let

174-176 Dalton Road
Barrow in Furness
Cumbria
LA14 1PR



Prominent corner location with rear servicing and adjacent to main shoppers' car park.

Barrow in Furness is a sub-regional centre in south-west Cumbria and is the dominant retail centre for south-west Cumbria and South Lakes. The town has a resident population of approximately 75,000 with a 30-minute drive time population in excess of 120,000 incorporating surrounding towns and villages.



Location

The property is shown for identification purposes marked red on the enclosed Street Traders' plan. The unit occupies a prominent position at the junction of Dalton Road with Cavendish Street and other occupiers in the immediate vicinity include Marks & Spencer, Thomas Cook, British Red Cross, H Samuel, Poundland, Bodycare, Costa, Bright House and McDonalds. The property is a short distance from the axis to the Portland Walk shopping centre with representation from Debenhams, New Look, Boots, Clinton Cards etc.

Description

The premises comprise substantial clear ground floor sales area with first floor sales or ancillary accommodation (with a retail stair to the rear) and the benefit of rear dock level servicing and a goods lift to first floor.

The property offers the following accommodation:-

Accommodation

Net Frontage	13.7 sq m	(147 sq ft)
Return Frontage	4.32 sq m	(47 sq ft)
Ground Floor	333.05 sq m	(3584 sq ft)
Shop depth	23.22 sq m	(250 sq ft)
Internal width	14.82 sq m	(160 sq ft)
Ground Floor Sales Area	389.11 sq m	(4188 sq ft)
First Floor Sales	259.06 sq m	(2789 sq ft)
First Floor Ancillary	79.43 sq m	(855 sq ft)
Total First Floor	338.53 sq m	(3644 sq ft)

Terms

The property is available to let by way of a flexible lease term for a length to be agreed on a full repairing and insuring basis. Our Clients are seeking a minimum term of 10 years with a rent review at year 5.

Rent

A commencing rental of £55,000 per annum exclusive of rates and VAT.

Rating Assessment

The property is assessed for rates as follows:

Rateable value £48,000
UBR – 48.0p (2018/2018)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

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

Legal Costs

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

VAT

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 agents Peill & Company, tel: 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



Barrow-in-Furness

Peill & Co
 01539 727 378 www.peill.com



For identification purposes only

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.