

To Let – Prime Shop (would sell freehold)

196 Dalton Road
Barrow in Furness
Cumbria
LA14 1PR



Prime shop opposite Marks and Spencer suitable as office subject to planning consent.

Barrow in Furness is situated in south west Cumbria on the Furness Peninsula, 34 miles from Kendal and approximately the same distance from access to the M6 motorway at junction 36. The town is a sub regional centre with a very well defined catchment population in excess of 100,000 incorporating neighbouring towns such as Dalton, Ulverston, Millom and Askam.

Description

The property comprises a mid terraced shop property arranged on basement, ground and first floor with the extensive first floor area providing good sales potential. The unit has a modern shop front giving good display facilities and internally has been fitted out with offices and consulting rooms.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	17' 6"	5.3 m
Shop depth	30' 9"	9.37m
Built and site depth	41' 6"	12.65 m
Ground floor sales	538 sq ft	50 sq m

First floor	830 sq ft	77.1 sq m
Basement	476 sq ft	44.3 sq m

Rateable Value

Rateable Value £19,500 UBR 49.3p (2015/16)

Lease

The property is available to let on the basis of a new lease at a commencing rental of £15,000 per annum. The landlord is prepared to consider a concessionary rent for the first year of £12,000 per annum payable for the first six months of the lease – further details on request.

Our clients would consider a sale of their freehold interest in the property – further details on request from the agents.

EPC

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

Legal Costs

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

VAT

The property has not been registered for VAT at the present time.

Viewing

Peill & Company – Simon Adams dealing. Contact 01539 888 000 or (kendal@peill.com) for viewings.



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