

Prominent town centre shop for sale or to let
*** First Year at Half Rent ***

**122 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1JH**



Barrow in Furness is a sub-regional centre situated in south-west Cumbria with a resident population of approximately 75,000, but with a 30-minute drive time population widely regarded as being in excess of 120,000. The town's major employer, BAE Systems has a full order book due to the Successor submarine programme which is likely to provide employment for at least 20 years or so. The town lies on the coast of Cumbria approximately 34 miles from access to the M6 motorway at junction 36, 34 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan is situated in a prominent town centre location close to the entrance to the Portland Walk shopping centre with representation from Debenhams, New Look, Boots and Clintons and with other occupiers in the immediate vicinity including Shoes Own, The Works, Greggs, Car Phone Warehouse, Home Bargains, Barclays Bank and Lloyds Bank.

Description

The property comprises a former travel agency arranged over ground, first and second floors. There is therefore scope for potential redevelopment of the upper floors to alternative use (such as residential) by creating a separate entrance to the rear from School Street. In the case of a letting, our clients will complete a refurbishment of the ground floor shop. The property offers the following accommodation:-

Accommodation

Ground floor shop width	3.87 m	
Ground floor shop depth	12.68m	
Ground floor sales area	44.2 sq m	(475 sq ft)
Ground floor office	5.68 sq m	(61 sq ft)
Ground floor storage	17.09 sq m	(184 sq ft)
Total ground floor net internal area	66.97 sq m	(720 sq ft)
First floor kitchen	9.57 sq m	(103 sq ft)
First floor storage	35.35 sq m	(380 sq ft)
Second floor storage	42.30 sq m	(455 sq ft)
Total Net Internal Area	154.19 sq m	1660 sq ft)

Terms

The property is available either for sale freehold with vacant possession or to let on the basis of a new lease for a term of 3 years or longer subject to 3 yearly rent reviews.

Guide Price for Sale

£125,000

Rent

A commencing rental of £12,500 per annum exclusive

Rating Assessment

We are advised that the property is assessed for rates under the 2017 list as follows:-

Shop and Premises: Rateable value £11,750
 UBR – 49.1p (2019/2020)

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

NB: It is likely that a qualifying occupier will benefit from small business rate relief meaning zero rates will be payable.

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

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

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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