

100% prime retail unit to let on a new lease

**Unit 10 Portland Walk
Barrow-in-Furness
Cumbria
LA14 1DB**



Excellent location adjacent to Debenhams, Waterstones, Goldsmiths, New Look, Boots, Bodyshop and WHSmith

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. Barrow is the dominant centre for south west Cumbria with significant employers including BAE Systems (who have a full order book for construction of the new Astute and Successor Class submarines), Kimberley Clark, Oxley Developments, Orsted, together with Siemens and Glaxo Smith Kline in nearby Ulverston.



Location

The property is shown for identification purposes on the attached street traders plan and is immediately adjacent to Debenhams, with other occupiers in the immediate vicinity including Body Shop, Waterstones, Boots the Chemist, New Look, J D Sports, Goldsmiths, Clinton, EE, Vodafone, C&J Clark and the town's indoor market hall is a short distance from the subject property. There are currently proposals for a significant upgrade of the indoor market area by Barrow Borough Council. The premises next door have recently been occupied by an independent trader – Furness Homes & Interiors – specialising in furniture, sofas and soft furnishings.

Description

The property comprises a ground floor retail outlet, which is currently under course of alteration (the first floor is to be converted to residential) which will result in a clear open plan ground floor sales area with ancillary accommodation, and rear servicing. The property offers the following accommodation:-

Accommodation

Ground floor sales area	203 sq m	(2,185 sq ft)
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Terms

The property is available to let on the basis of a new lease for a term of 5 years or longer subject to 5-yearly rent reviews. Our clients are prepared to be flexible regarding the lease terms.

Rent

£29,500 per annum exclusive.

Rating Assessment

We are advised that the property is to be reassessed for rates once the first-floor accommodation is split off

Energy Performance Certificate

The property has an energy asset rating of 'B45'.

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 all prices, rentals and outgoings 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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NB. Escalator to be removed

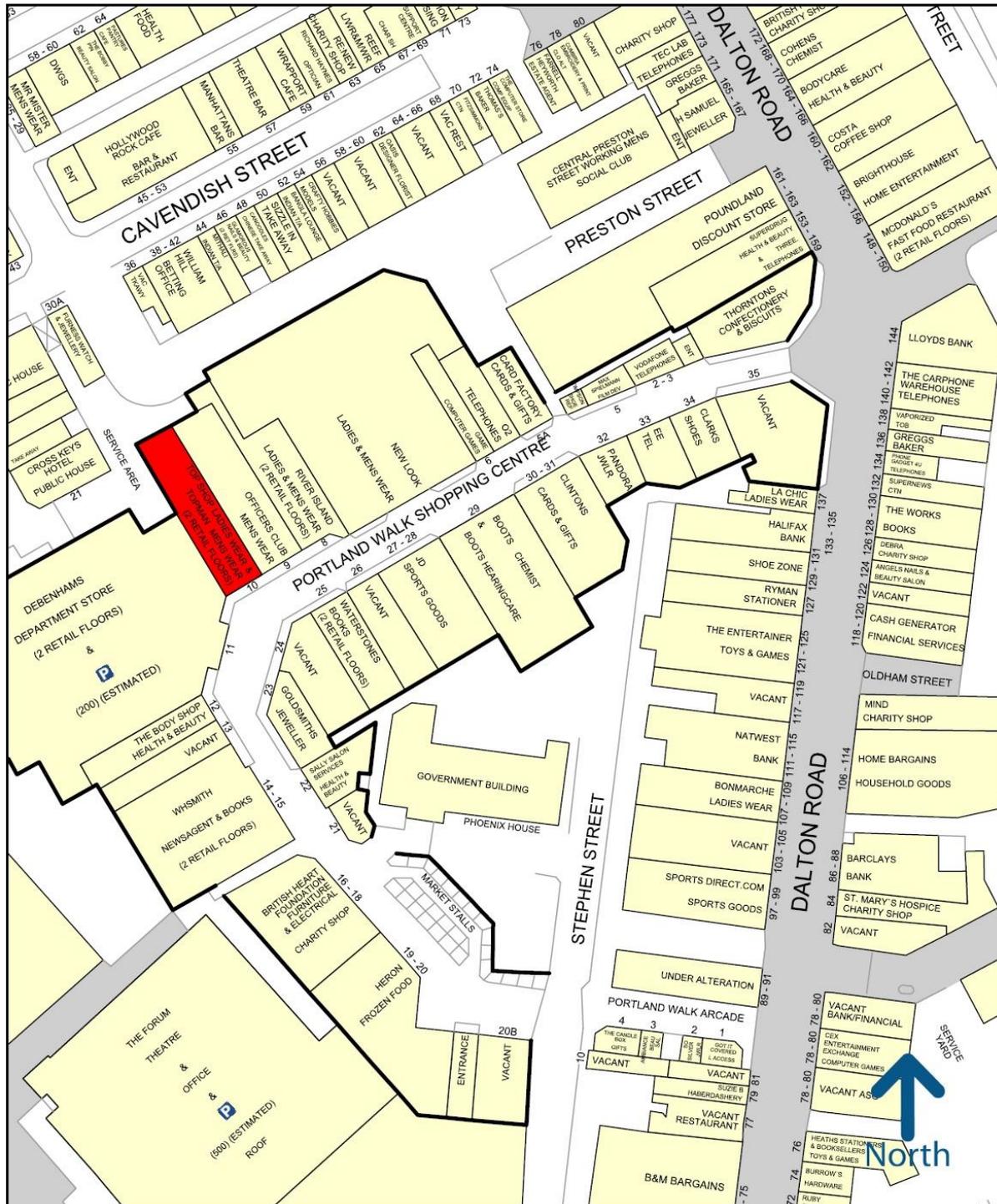
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Plan for identification purposes only

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