

100% prime retail unit to let

**140-142 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1JH**



Well fitted former Carphone Warehouse unit

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 property which is shown for identification purposes on the enclosed street traders plan occupies a 100% prime retail location on the pedestrianised section of Dalton Road immediately adjacent to Portland Walk. The property is immediately adjacent to Greggs and Lloyds TSB with other occupiers in the immediate vicinity including McDonalds, Costa Coffee, Superdrug, Vodafone, EE, Re-Love by St Mary's, Ryman, Boots the Chemist, Clarks, Pandora and a range of independent traders.

Description

The property comprises a former Carphone Warehouse unit being partially fitted out on the ground floor and available to let as a self-contained ground floor unit, or alternatively, our clients would let the whole property including first and second floors. The unit benefits from rear servicing and a double fronted timber shop front. There is presently a retail stair between ground and first floors (which can be removed if required). The property offers the following accommodation:-

Accommodation

Internal width	8.24 m	
Shop depth	14.27m	
Built depth	17.88m	
Ground floor – Sales Area	129.3 sq m	(1386 sq ft)
First floor – Sales Area	120.09 sq m	(1293 sq ft)
Second floor – stock	118.6 sq m	(1277 sq ft)
TOTAL Net Internal Area	367.99 sq m	(3956 sq ft)

Terms

The property is available to let on the basis of a new full repairing and insuring lease for 10 years with rent review after 5 years.

Rent

On application.

Rating Assessment

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

Rateable value £29,250
UBR – 49.9p (2020/2021)

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

Energy Performance Certificate

To be provided.

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 is therefore payable on rent and other payments under the terms of the lease.

Viewing

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

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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