

**100% Prime retail unit available
to let on a new lease**

**Units 2-4 Portland Walk
Barrow in Furness
Cumbria
LA14 1DB**



**100% Prime location at the junction of Dalton Road and
Portland Walk opposite McDonalds, Lloyds and Costa Coffee**

Barrow in Furness is a sub-regional centre, situated in South West Cumbria with a resident population of approximately 75,000, but which draws on a much wider catchment with a 30-minute drive time population regarded as being in excess of 120,000. Significant local employers include BAE Systems (who have a full order book for the Successor submarine programme, Kimberly Clark, Oxley Developments and also Siemens and GlaxoSmithKline at nearby Ulverston. The town lies on the A590 trunk road approximately 34 miles from access to the M6 motorway, 34 miles from Kendal and 23 miles from Windermere.



Location

The property is shown for identification purposes edged red on the enclosed Street Traders Plan, close to premises occupied by Pandora, Vodafone, McDonalds, Costa, Clintons, Boots, New Look and Portland Walk – the main retail pitch for the town.

Description

The property comprises a ground floor double retail unit, previously occupied as a café and retail outlet with ancillary accommodation at first floor level. The property offers the following accommodation, although our clients would consider a split:-

Accommodation

Ground floor – sales area	178.3 sq m	(1919 sq ft)
First floor storage and ancillary	188.1 sq m	(2025 sq ft)
Total net internal area	366.4 sq m	(3944 sq ft)

NB: Our clients would consider splitting the ground floor into 2 or more units from 750sq ft upwards – further details on request.

Terms

The property is available to let on the basis of a new 5-year lease or longer on full repairing and insuring terms, subject to 5 yearly rent reviews.

Rent

A commencing rental of £40,000 per annum exclusive.

Rating Assessment

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

Shop and premises - £44,000
UBR – 49.9p (2020/2021)

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 'D'.

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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