

**PRIME SHOP TO LET (SALE CONSIDERED)**

**204 Dalton Road  
Barrow-in-Furness  
Cumbria  
LA14 1PR**



**Good location close to Holland & Barrett, Trespass, TUI,  
Greggs, Coral and a range of independent traders**

Barrow-in-Furness is a sub-regional centre situated in southwest Cumbria with a resident population of approximately 75,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The 30-minute drive time population is widely regarded as being in excess of 120,000. Significant local employers include BAE Marine Systems, who are undertaking the Successor and Dreadnought Nuclear Submarine programmes with a full order book and other significant employers include ORSTED, Barrow Borough Council, Morecambe Bay NHS Trust, Kimberley Clark, and significant employment in the renewable energy sector and engineering sectors with supply chain for BAE Systems and Sellafield and Britain's Energy Coast.



### Location

The subject property is shown for identification purposes on the enclosed street traders map and has a prominent position on the pedestrianised section of Dalton Road with the benefit of rear servicing, together with a large public pay & display car park immediately to the rear.

### Description

The property comprises a mid-terraced retail property arranged over ground, first and second floors with trading area at ground floor level (with rear servicing) together with ancillary accommodation on the upper floors. There is potential to create residential accommodation on the upper floors (subject to any consents being received). The property offers the following accommodation:-

### Accommodation

Ground floor Sales Area	58.47 sq m	(629 sq ft)
First floor storage	29.5 sq m	(318 sq ft)
Second floor storage	38.2 sq m	(411 sq ft)
<b>TOTAL NIA</b>	<b>126.17 sq m</b>	<b>(1358 sq ft)</b>

### Terms

The property is available to let on the basis of a new lease for a term to be agreed, or alternatively our clients would consider a sale of the property (further details available on request).

### Rent

A commencing rental of £12,500 per annum exclusive.

### Rating Assessment

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

Rateable value £12,250  
UBR – 49.9p (2021/2022)

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

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of 'D-92'.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of any new lease or sale.

### 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), admin@peill.com 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**

Plan for identification purposes only

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



50 metres

Experian Goad Plan Created: 11/03/2022

Created By: Peill and Company



Copyright and confidentiality Experian, 2020. © Crown  
copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601  
6011