

**To let by way of assignment
Freehold available**

**63-75 Dalton Road
Barrow in Furness
Cumbria
LA14 1HS**



Available due to relocation and expansion

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 is shown for identification purposes on the Street Traders' plan and occupies a very prominent position at the junction of Dalton Road with Paxton Street immediately adjacent to the indoor market and outdoor markets are held adjacent to the premises on a weekly basis. Other occupiers in the immediate vicinity include Specsavers, Sports Direct, Barclays Bank, Home Bargains, Bon Marche, Nat West Bank, Argos and the Carphone Warehouse.

Description

The premises comprise a substantial former supermarket arranged over ground and first floors and offering the following accommodation:-

Accommodation

Ground floor sales	555.10 sq m	(5,975 sq ft)
Ancillary	55.84 sq m	(601 sq ft)
First floor storage/staff	199.7 sq m	(2,150 sq ft)
Total internal area	810.64 sq m	(8,726 sq ft)

Lease

The property is available by way of an assignment of an existing 20-year lease due to expire on 21 January 2028.

Rent

The current rent passing is £105,320 per annum.

Freehold

The freehold of the property could be made available and further details are available on request.

Incentives

Offers are invited for the benefit of an assignment of the existing lease, or our clients would also consider a sub-lease for a shorter term on a rental to be agreed. Further details on request.

Rating Assessment

Rateable value £55,061
UBR – 51.2p (2022/2023)

Energy Performance Certificate

The property has an energy performance asset rating of 'C-57'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

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

Viewing

Strictly by appointment through the agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings, or joint agents Burns Property Consultants.

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