

**PRIME SHOP TO LET ON A NEW LEASE – READY FOR IMMEDIATE OCCUPATION**

**164-166 Dalton Rd  
Barrow-in-Furness  
Cumbria  
LA14 1PU**



**Ready for immediate occupation**

**Adjacent to Costa, Specsavers, McDonald's, Superdrug, Greggs & H Samuel**

Barrow-in-Furness is a sub-regional centre situated in southwest Cumbria with a resident population of approximately 65,000 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. The town's major employer is BAE Systems Marine, who are engaged in the current Astute and Dreadnought Sub-Marine programmes, and the announcement of the AUKUS deal for supply of submarines to Australia has seen a significant investment by BAE Systems in the locality with plans to increase the workforce at BAE Systems from approximately 10,000 to around 15,000-17,000. Barrow-in-Furness is the dominant retail centre for south Cumbria and is approximately 8 miles from Ulverston, 23 miles from Windermere



33 miles from Kendal and 33 miles from access to the M6 motorway at junction 36.

### Location

The property is shown for identification purposes on the enclosed street traders' plan and occupies a 100% prime location close to the junction of Portland Walk & Dalton Road. Other occupiers in the immediate vicinity include Costa, Specsavers, Greggs, McDonald's, Lloyds Banking Group, H Samuel, Subway & NatWest. BAE Systems are converting the former Debenhams Department store & adjoining properties into "The Bridge" and a large training centre.

### Description

The property comprises a substantial unit already fitted out with suspended ceilings, LED lighting, carpeted floors and with substantial ground sales area with rear servicing on Fell St, and ancillary staff, office and storage accommodation at first floor. Internally there are various shop fittings, including island units which can be left in situ & used by an incoming tenant if required.

### Accommodation

The property offers the following accommodation:-

Internal width	9.71m	(31'9")
Shop Depth	25.11m	(82'4")
Ground floor sales area	220.93 sq m	(2,380 sq ft)
First floor ancillary	96.08 sq m	(1,034 sq ft)
<b>Total NIA</b>	<b>317.01 sq m</b>	<b>(3,414 sq ft)</b>

There are WC & staff kitchen facilities on the first floor

### Terms

The property is available to let on the basis of a new FRI lease for a term of 10 years subject to rent review and break clause at year 5.

### Rent

£35,000 pa exclusive

### Rating Assessment

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

Rateable value £28,000  
UBR – 49.9p (2025/2026)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

### Energy Performance Certificate

The property is assessed as 70-C A full copy of the EPC is available on our website

### Services

Mains water, mains electricity and mains drainage are connected. There are air conditioning cassette units in the suspended ceiling of the ground floor sales area. There is an intruder alarm within the property (incoming tenant to take over the alarm if required). **NB** no testing of services have been conducted, and any incoming tenant should satisfy themselves as to the

### 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 rent and other payments under the terms of the lease at the prevailing rate.

## 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.



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

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