

**Prominent Town Centre Shop available for Let on a New Lease**

**62 Market Street  
Dalton in Furness  
Cumbria  
LA15 8AA**



**Prominent Town Centre Unit Ideal for office/shop/starter business**

Dalton in Furness is a historic market town situated on the Furness peninsula approximately 4 miles from Barrow in Furness, 4 miles from Ulverston and 20 miles from Windermere on the fringe of the Lake District National Park. Dalton itself has a resident population of approximately 15,000 and draws on surrounding towns and villages. The town centre in Dalton benefits from a number of strong local independent retailers and other occupiers.



### Location

The property is situated in a prominent position on Market Street, offering good visual identity to passing traffic. Other occupiers in the vicinity include Bargain Booze, Livingstons Solicitors, Hartley's Restaurant, Allied Pharmacy, Greggs the bakers and a Co-operative supermarket is a short distance further along Market Street.

### Description

The property comprises a ground floor lock up shop with a kitchenette and WC. The property has most recently been used as a retail outlet, but would be suitable for office or other use, subject to any consents being obtained.

### Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis qualified by reference to a photographic schedule of condition. The tenant will be responsible for internal and external decoration and for maintenance to the shop front.

### Rent

Offers in the region of £6,500 per annum exclusive of insurance.

### Rating Assessment

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

Rateable value £2,700

UBR – 49.9p (2025/2026)

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

To be provided.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new transaction.

### 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 (Ben 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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