

**USEFUL TOWN CENTRE ACCOMMODATION SUITABLE FOR
STORAGE, OFFICE, SHOWROOM OR LEISURE USES (SUBJECT TO
ANY CONSENTS)**

**First & Second floors
140 – 142 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1JH**



**Available space comprise first & second floors above Coral Racing
with access from School St to the rear of the premises**

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 property comprises the upper floors above the Coral Racing premises in the heart of Barrow town centre close to the Hall Street pay & display car park, together with on street car parking and other public car parks in the town centre.

Description

The property comprises substantial space over first and second floors suitable for storage or potentially alternative uses including leisure, meeting rooms, consulting rooms or other uses (subject to any consents being received).

Accommodation

Ground floor – rear entrance

First floor net internal area 121.41 sq m (1307 sq ft)

Second floor 102.45 sq m (1103 sq ft)

Total Net Internal Area 223.86 sq m (2410 sq ft)

Terms

The property is available to let on a flexible basis on an internal repairing and insuring basis.

Services

There are separate services to the subject property, and there is a passenger lift which could be brought into use if required by an incoming tenant subject to agreement by the landlord – further details available on request.

Rent

Available on request – our clients are prepared to be very competitive in offering terms to a suitable occupier.

Rating Assessment

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

Rateable value £7,200

UBR – 49.9p (2022/2023)

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 'C-65'.

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), 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

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