

**TOWN CENTRE FREEHOLD WITH DEVELOPMENT
POTENTIAL AVAILABLE FOR SALE (MAY LET)**

231 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1PQ



**Restaurant premises with consent to create 2 flats above
for sale freehold (letting considered)**

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 which is shown for identification purposes edged red on the enclosed street traders plan is close to Wetherspoons Public House and Hotel, The Townhouse, Santander, Nationwide Building Society, and a range of independent traders and restaurants. The property occupies a prominent location at the northern end of Dalton Road in an area which is being developed to take advantage of 'night-time' economy in the town centre. The property benefits from rear services on Whittaker Street and also a large public car park immediately to the rear. Dalton Road immediately outside the subject property is partially pedestrianised and includes some external seating areas for café's and restaurants in the immediate vicinity.

Description

The property comprises a substantial mid-terraced building arranged over basement, ground, first and second floors, and Barrow Borough Council have confirmed approval in principle to conversion of the first and second floors into 2 No. Self-contained one-bedroomed flats – further details regarding the planning and plans are available on request. As noted above, the property benefits from rear servicing from Whittaker Street. The property offers the following accommodation:-

Accommodation

Internal width	5.37m	
Shop depth	28.02 m	
Built depth	28.02m	
Ground floor sales area	126.7 sq m	(1365 sq ft)
Ground floor stock	14.7 sq m	(158 sq ft)
Total ground floor NIA	141.4 sq m	(1523 sq ft)
First floor NIA	43.52 sq m	(469 sq ft)
Second floor NIA	57.64 sq m	(620 sq ft)
Basement NIA	51.04 sq m	(549 sq ft)
TOTAL NET INTERNAL AREA	293.6 sq m	(3161 sq ft)

Planning

Plans have been prepared to show a proposal with 2 No. apartments at first and second floors (with access from Dalton Road). Plans are included herewith of the proposed development. Barrow Borough Council have confirmed (under reference: BPA8/2022/0230 that approval is not required for the proposed development to create ground floor restaurant and 2x1 bedroomed apartments.

Tenure

The property is offered for sale, freehold with vacant possession on completion. Alternatively, our clients would consider a letting of the whole of the property, or ground floor restaurant and further details are available on request.

Price

The property is available for sale at £99,000.

Rating Assessment

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

Rateable value £8,200
UBR – 49.9p (2022/2023)

We are advised that from April 1,2023, the property will be assessed for rates as follows:-

Rateable value - £11,500
UBR – 49.9p (2022/2023)

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

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.



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-71'

Services

Mains water, mains drainage and mains gas are connected to the property. No testing of services has been undertaken, and purchasers will need to rely on their own inspection.

Legal Costs

Each party to be responsible for their own legal fees incurred in any 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 (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

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.