

**100% PRIME MODERN RETAIL UNIT
TO LET ON A NEW LEASE**

Unit 4, 121 – 135 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1HZ



**Prime location close to McDonalds, The Entertainer, Ryman,
Barclays, Greggs, Coral, Costa, Bon Marché and Subway.**

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 75,000 but which draws on a wider catchment incorporating surrounding towns and villages. The 30-minute drive time population is widely regarded as being in excess of 120,000. Barrow in Furness lies on the A590 trunk road approximately 34 miles from access to the M6 motorway at J36, 34 miles from Kendal, 8 miles from Ulverston and 23 miles from Windermere. The town lies on the fringe of the Lake District National Park and is also served by the Cumbria and Furness railway line linking to Lancaster and the West Coast mainline



Location

The subject property which is shown for identification purposes on the enclosed street traders plan occupies a 100% prime location on the pedestrianised section of Dalton Road between premises occupied by Ryman and Halifax Bank. Other occupiers in the immediate vicinity include Greggs, McDonalds, Costa, Lloyds Bank, Barclays, Home Bargains and Bon Marche.

Description

The property comprises a modern inline retail unit arranged over ground and first floors offering approximately 1500 sq ft of clear ground floor trading area with the benefit of rear servicing. The unit will be stripped out by the landlord ready for an incoming tenant's shop fit. The property offers the following accommodation:-

Accommodation

Ground floor – internal width	5.87 m	(19' 3" ft)
Shop Depth	25.08 m	(82' 3" ft)
Ground floor sales area	144.45 sq m	(1555 sq ft)
First floor ancillary	128.19 sq m	(1389 sq ft)
Total NIA	272.64 sq m	(2935 sq ft)

Terms

The property is available to let on the basis of a new 10-year lease on a full repairing and insuring basis subject to rent review and break clause at year 5.

Rent

A commencing rental of £25,000 per annum

Service Charge

The tenant will be responsible for reimbursement of buildings insurance, but no service charge is payable.

Rating Assessment

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

Rateable value £23,000
UBR – 49.9p (2022/2023)

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

Rateable value - £20,000
UBR – 49.9p (2022/2023)

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

Energy Performance Certificate

An EPC has been commissioned and is available on request.

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

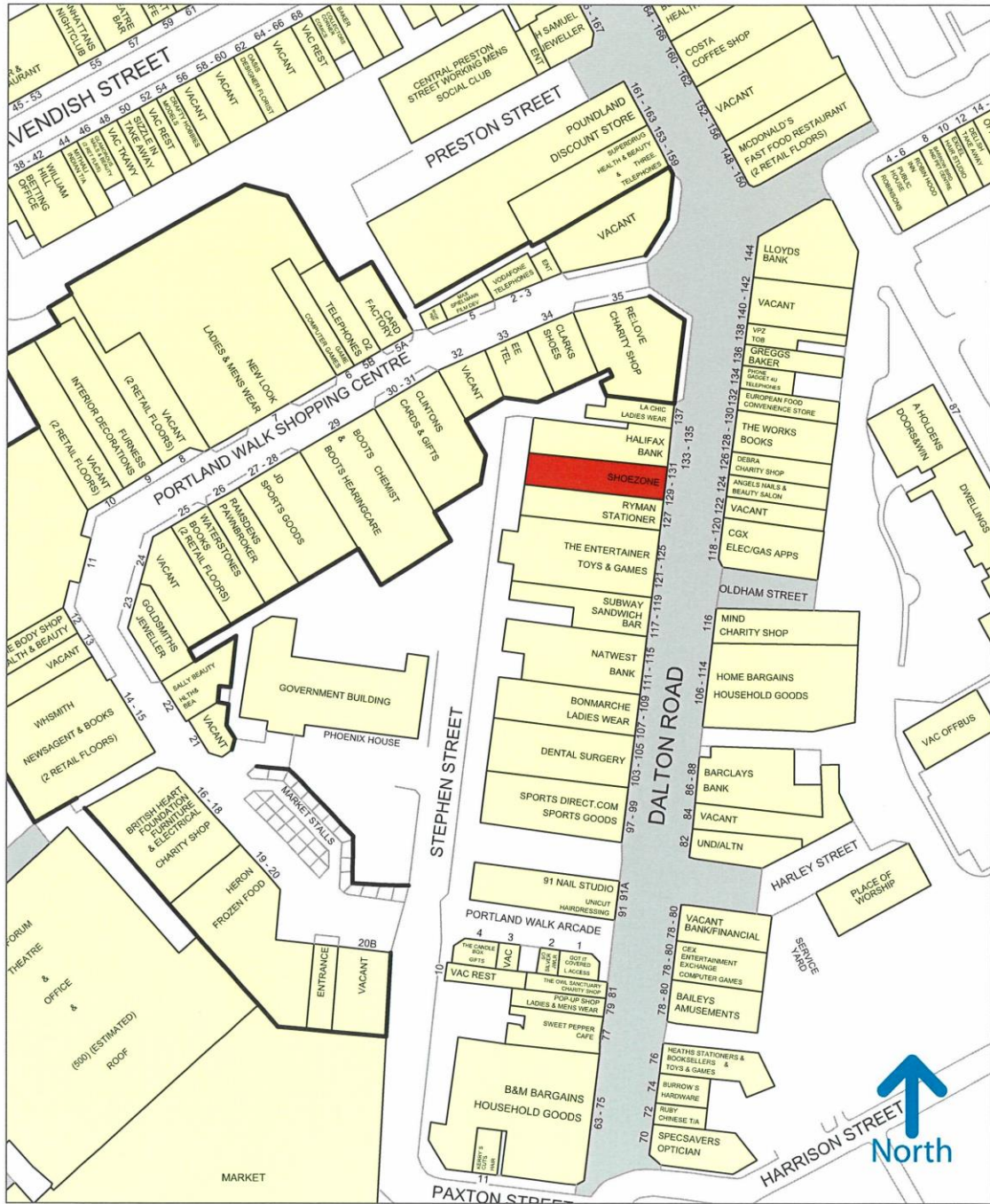
In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity

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Barrow-in-Furness



Experian Goad Plan Created: 15/03/2022
Created By: Peill and Company



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