

**PROMINENT CORNER RETAIL UNIT TO LET**

70 Dalton Road  
BARROW-IN-FURNESS  
Cumbria  
LA14 1JB

**Opposite new indoor market hall redevelopment**

Barrow-in-Furness is a sub-regional centre situated in south-west 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 submarine 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 prominent corner location at the junction of Dalton Road with Harrison Street. Other occupiers in the immediate vicinity include B&M Bargains (opposite) the Post Office, Barrow Market Hall (undergoing a £15m refurbishment and redevelopment), Bon Marché, Subway, NatWest Bank, Heron Foods & Home Bargains, plus a range of independent traders. BAE Systems are redeveloping the former Debenhams Department Store into a training centre and offices.

### Description

The property comprises a substantial retail property with ancillary accommodation arranged over ground, first and second floors, and most recently occupied by Specsavers (who have relocated to a larger unit elsewhere in the town). The property has been fitted out at ground floor level with suspended ceiling and some consulting rooms, with further consulting rooms/offices at first floor, and staff welfare accommodation at first and second floor levels, and storage at third floor. There is a separate garage to the rear of the premises.

### Accommodation

The property offers the following accommodation:-

Internal width	5.76 m	18'11"
Built depth	20.20 m	66'3"
Ground Floor Retail Area	97.10 sq m	1,045 sq ft
First floor offices/ancillary	94.75 sq m	1,020 sq ft
Second floor office/storage	83.60 sq m	900 sq ft
Attic/Third floor ancillary	61.53 sq m	662 sq ft
Rear Garage/store	25.45 sq m	274 sq ft
<b>Total net internal area</b>	<b>362.43 sq m</b>	<b>3,901 sq ft</b>

### Terms

The property is available to let on the basis of a new 5-year lease or longer, subject to 5 yearly rent reviews, on a full repairing and insuring basis.

### Rent

A commencing rental of £20,000 per annum exclusive

### Rating Assessment

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

Rateable value £12,250  
UBR – 49.9p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland and Furness Council. 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 the rates payable would be reduced to a nominal amount. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of "C-64".

### Services

All mains services are available to the premises.

### Legal Costs

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

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### VAT

The property is not currently registered for VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Ben Adams dealing), admin@peill.com for viewings.

### Anti-money laundering

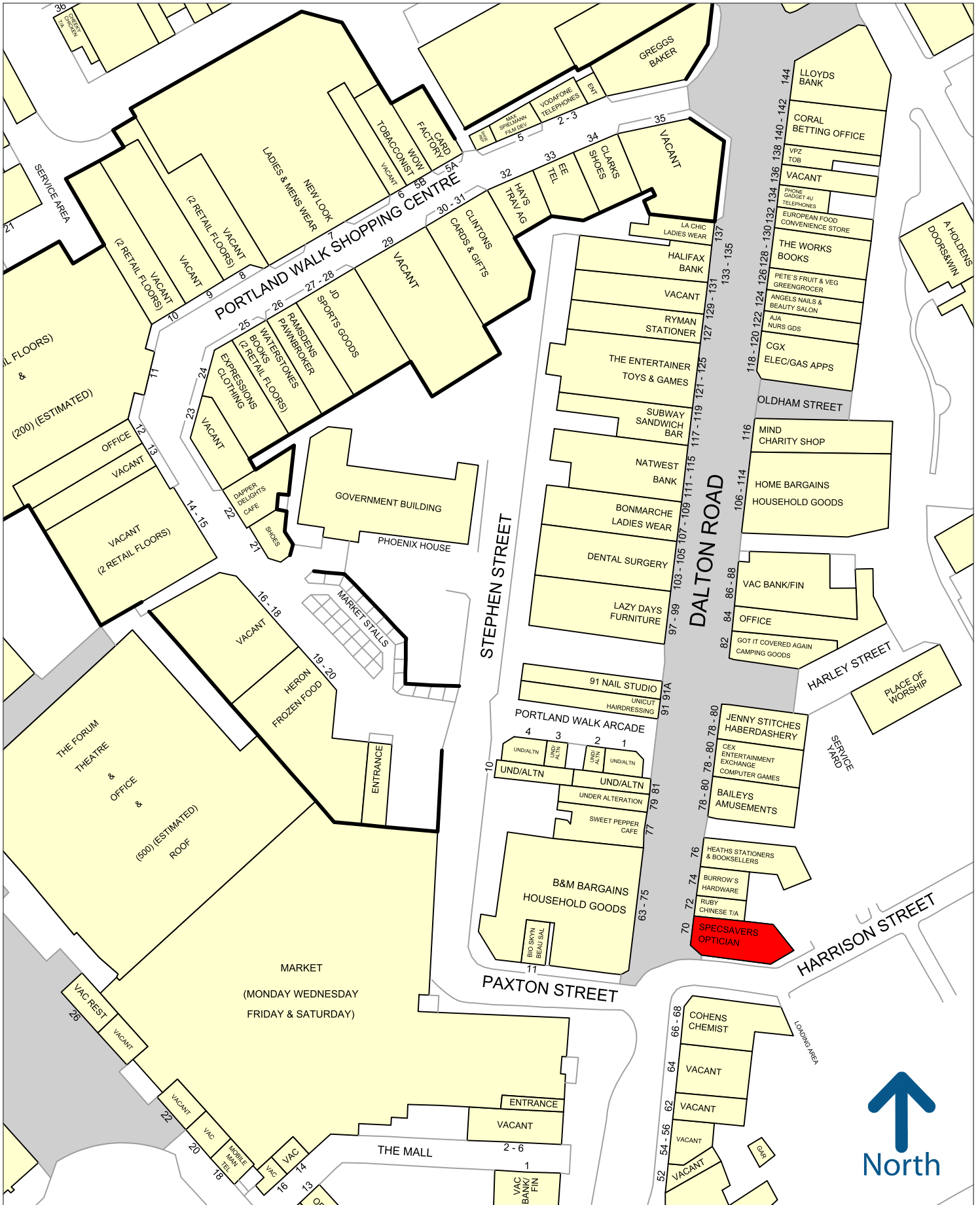
**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**



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50 metres

Experian Goad Plan Created: 20/02/2025  
Created By: Peill and Company