

FOR SALE FREEHOLD – LETTING CONSIDERED

**132 Dalton Road
Barrow in Furness
Cumbria
LA14 1JH**



Prominent retail unit in pedestrianised location opposite The Entertainer, Lloyds Bank, Coral, Greggs and McDonalds, and opposite entrance to Portland Walk Shopping Centre.

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population in excess of 65,000 and with a 30-minute drive time population widely regarded as being in excess of 120,000. Significant local employees include BAE Systems (who are in the process of increasing the workforce engaged in the build of nuclear submarines from 10,000 to approx. 17,000), Kimberley Clark, Oxley Developments and the offshore energy sector. The town lies on the A590 trunk road approximately 8 miles from Ulverston, 23 miles from Windermere, 34 miles from Kendal and 34 miles from the access to the M6 motorway at Junction 36. The town is the dominant retail centre for south-west Cumbria and South Lakes.



Location

The property, which is shown for identification purposes edged in red on the enclosed Street Traders' plan, is located in a prime trading location opposite the main entrance to Portland Walk Shopping Centre with occupiers in the near vicinity including McDonalds, Subway, The Entertainer, Greggs, Ryman, Lloyds Bank, Coral and Bon Marché.

Description

The property comprises a retail unit with ancillary accommodation on the upper floors in the pedestrianised section of Dalton Road offering the following accommodation:-

Accommodation

Ground floor		
Internal width	4.12 m	(13' 6")
Shop depth	13.08 m	(42' 11")
Ground floor sales area	52.12 sq m	(561 sq ft)
First floor ancillary	23.50 sq m	(253 sq ft)
Second floor ancillary	30.38 sq m	(327 sq ft)
Total NIA	106 sq m	(1141 sq ft)

WC facilities are located on the second floor

Services

We understand that all main services are connected to the premises (none tested).

Terms

The property is for sale freehold with vacant possession, or our clients would consider a new lease of the property on terms to be agreed.

Rent

A commencing rental of £10,000 per annum exclusive of rates and VAT.

Price

Offers in the region of £60,000 + VAT with vacant possession.

Rating Assessment

Rateable value £9,300
UBR -49.1p (2024/2025)

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

NB. A qualifying occupier would benefit from small business rate relief meaning that **zero** rates would be payable in respect of the property.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-94'

Legal Costs

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

VAT

The property is registered for VAT and VAT will therefore be payable on any purchase price or rental

Viewing

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

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