

# TO LET - BARROW-IN-FURNESS

100% prime retail unit to let - adjacent to McDonald's, Greggs, Lloyds & Vodafone

Peill & Co

01539 888 000



## 137 Dalton Road Barrow-in-Furness Cumbria LA14 1HZ

- Prime position at junction of Dalton Rd & Portland Walk
- Ideal opportunity for independent retailer to trade next to national occupiers
- Ready for immediate occupation
- Ground & first floor sales
- Zero business rates payable - small business rate relief



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## Location

Barrow-in-Furness is a sub-regional centre situated in southwest 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 Sub-Marine 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.

## Situation

The property is shown for identification purposes on the enclosed street traders' plan and occupies a 100% prime location close to the junction of Portland Walk & Dalton Road. Other occupiers in the immediate vicinity include Greggs, McDonald's, Lloyds Banking Group, Costa, Subway & NatWest. BAE Systems are converting the former Debenhams Department store & adjoining properties into "The Bridge" and a large training centre.

## Description

The property comprises a recently refurbished shop, ready for immediate occupation with suspended ceilings, LED lighting, carpeted floors and with ground and first floor sales area and ancillary storage accommodation in the cellar. There is rear servicing to the unit, accessed from Stephen Street.



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## Accommodation

**Total NIA** **1,628 sq ft** **(151.26 sq m)**

Internal width	4.1m(13'6")
Shop Depth	14.36m(47'0")
Ground floor sales area	53.84 sq m(580 sq ft)
Ground floor ancillary	6.89 sq m(74 sq ft)
First floor sales	52.15 sq m (561 sq ft)
Cellar storage	38.38 sq m(413 sq ft)
<b>Total NIA</b>	<b>151.26 sq m(1,628 sq ft)</b>

There are WC facilities at ground and first floors

## Services

Mains water, mains electricity and mains drainage are connected. There is an intruder alarm within the property (incoming tenant to take over the alarm if required).

## Terms

The property is available to let on the basis of a new FRI lease for a length to be agreed.

## Rent

£15,000 per annum exclusive

## Rating Assessment

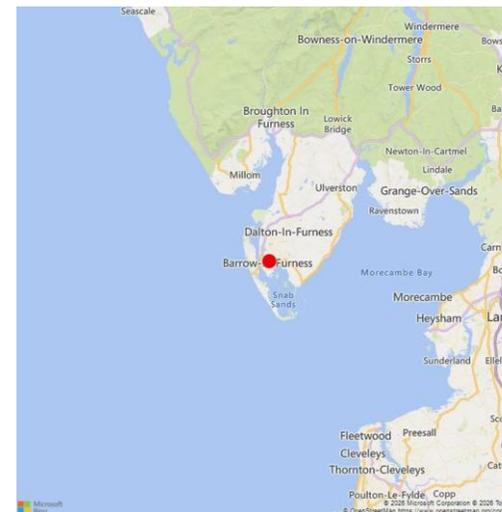
The property is assessed for rates at £8,100 RV and will qualify for small business rate relief

## Energy Performance

The property is assessed as 45-B.

## VAT

We have been advised that the property has not been registered for VAT.



## Legal Costs

Each party to be responsible for the payment of their own legal fees.

## Anti-Money Laundering (AML)

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.

## Further details and 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.

# Peill & Co

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For more information of any of our services please contact Simon Adams FRICS on 01539 888 000 or by email to [simon@peill.com](mailto:simon@peill.com).

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