

**Prominent Town Centre Shop available for Let on a
New Lease – 3-Months Rent Free Available**

**62 Market Street
Dalton in Furness
Cumbria
LA15 8AA**



Prominent Town Centre Unit Ideal for office/shop/starter business

Dalton in Furness is a historic market town situated on the Furness peninsula approximately 4 miles from Barrow in Furness, 4 miles from Ulverston and 20 miles from Windermere on the fringe of the Lake District National Park. Dalton itself has a resident population of approximately 15,000 and draws on surrounding towns and villages. The town centre in Dalton benefits from a number of strong local independent retailers and other occupiers.



Location

The property is situated in a prominent position on Market Street, offering good visual identity to passing traffic. Other occupiers in the vicinity include Bargain Booze, Livingstons Solicitors, Hartley's Restaurant, Allied Pharmacy, Greggs the bakers and a Co-operative supermarket is a short distance further along Market Street.

Description

The property comprises a ground floor lock up shop with a kitchenette and WC. The property has most recently been used as a retail outlet, but would be suitable for office or other use, subject to any consents being obtained.

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis qualified by reference to a photographic schedule of condition. The tenant will be responsible for internal and external decoration and for maintenance to the shop front.

Accommodation

The property comprises the following accommodation

Total	43 sq m	464 sq ft
--------------	---------	-----------

Rent

Offers in the region of £6,500 per annum exclusive of insurance.

Rating Assessment

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

Rateable value £2,700

UBR – 49.9p (2025/2026)

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

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

'73-C'

Legal Costs

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

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.