

FOR SALE - BARROW-IN-FURNESS

Peill & Co
01539 888 000



182 Dalton Road Barrow-In-Furness LA14 1PR

- Town centre shop for sale freehold
- Close to McDonald's, Greggs, Subway, The Entertainer, Lloyds, NatWest, BAE Systems
- Prime pedestrianised location with rear servicing



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Location

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population in excess of 75,000 and with a 30-minute drive time population widely regarded as being in excess of 120,000. Significant local employees include BAE Systems (who have a full order book for the Successor Submarine programme), 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.

Situation

The property occupies a prime location close to the junction of Cavendish Street & Dalton Road. Other occupiers in the immediate vicinity include Costa, Specsavers, Greggs, McDonald's, Lloyds Banking Group, H Samuel & Subway.

Description

The property comprises 3 storey building arranged over ground, first and second floors beneath a pitched tile covered roof and arranged as one ground floor commercial unit with offices on the first and second floors.



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Accommodation

Total NIA **139.58 sq m** **(1,502.44 sq ft)**

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

Services

We understand that all main services are connected to the premises

Price

Offers in the region of £85,000 for the freehold

Rating Assessment

We are advised that the property is assessed for rates as follows: -
Rateable value £11,000 UBR – 49.9p (2025/2026)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

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.

Tenancy

The property is currently let to TUI at £5,000 per annum on an FRI Lease until 2031

Energy Performance

The property has an energy performance asset rating of '113-E'

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Legal Costs

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

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 dealing), admin@peill.com for viewings.

Peill & Co

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Chartered Surveyors, Commercial Property & Development Consultants
Specialists throughout the northwest covering Cumbria, the Lakes, Lancashire and southern Scotland.

Our professional commercial property services cover:

Agency
Building Surveying
Expert Witness
Investment
Lease Advisory
Private Client
Property Management
Real Estate Recovery

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

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