

6120/BB

BARROW

157 - 163 DALTON ROAD

TO LET

SUBSTANTIAL PRIME RETAIL PROPERTY

LOCATION

Barrow in Furness is located in south west Cumbria and is the main retail centre for this area. The town has a resident population of approximately 75,000 but draws on a much wider catchment from the nearby towns of Ulverston, Dalton and Millom. The town lies approximately 45 minutes from the more dominant town of Kendal and the M6 Motorway.

The property occupies a prime trading position on Dalton Road and lies close to other national occupiers including: McDonalds, Costa, Brighthouse and Superdrug. The Portland Walk Shopping Centre lies immediately behind the property and is home to further national retailers including: Debenhams, O2, New Look and Clintons.

DESCRIPTION

157-163 Dalton Road comprises a part two and part three storey building. The front elevation provides traditional shop frontages at ground floor level.

Customer access into the property is by way of either a sloped ramp or steps to the front elevation. Internally, the bulk of the ground floor is a rectangular sales area. A stock room, loading bay and cash office are positioned behind the rear of the ground floor sales. External vehicular access into the loading bay is available from Preston Street adjacent.

An integral stairwell provides access to the upper floors. The first floor is mainly basic warehouse accommodation and a further stairwell provides access to the second floor which provides a large staff area, staff kitchen, toilets and a couple of small private offices.

2 no. goods lifts are situated within the loading bay area and allow for stock to travel between ground and first floor.

ACCOMMODATION

Gross Internal Area	16,918 sq ft	(1,572 sq m)
Ground Floor Net Sales Area	4,867 sq ft	(452 sq m)
Rear Stock Room	1,531 sq ft	(142 sq m)
Loading Area	783 sq ft	(73 sq m)
Lobby	235 sq ft	(21.85 sq m)
First Floor	8,440 sq ft	(784 sq m)
Second Floor	1,062 sq ft	(99 sq m)



SERVICES

Mains water, electricity (3 phase), gas and drainage are connected to the property.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £79,500.

*****No Business Rates payable on this property***
until at least 31st March 2021 in conjunction with the
Government's Business Rates Holiday scheme.**

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-86

TERMS

Subject to possession, available to let on a new lease for a term of years to be agreed.

RENT

£55,000 per annum exclusive

USE

Subject to planning consent, suitable for; A1, A2, A3, A4, A5, D2

COSTS

Each party will bear their own costs incurred.

VAT

All figures quoted are exclusive of VAT which will be charged in addition at the appropriate rate where applicable.

VIEWINGS

Strictly by appointment with the joint agents, Carigiet Cowen and Azure Property.

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**Details amended
March 2020**



RICS Regulated

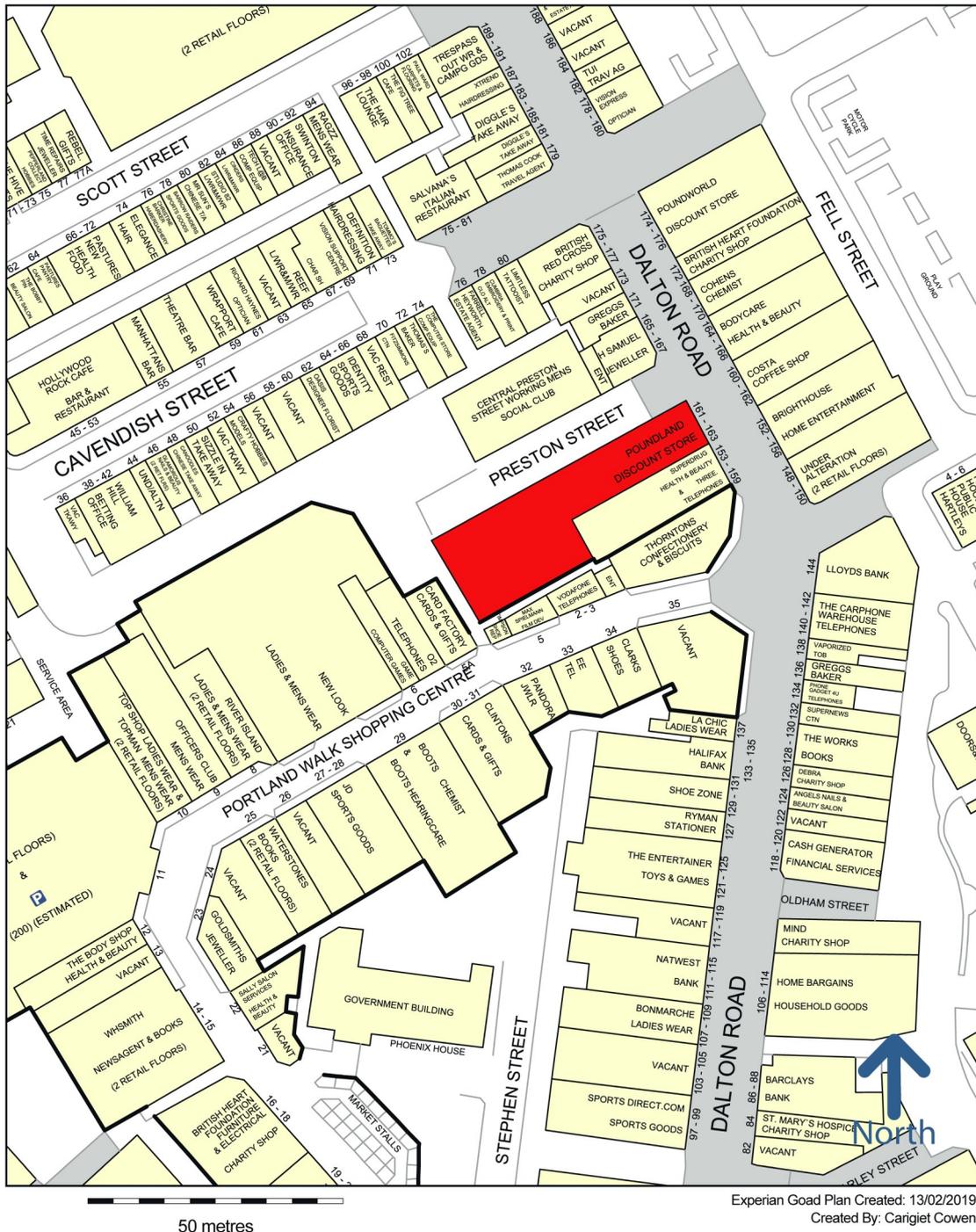
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Zoopla





Barrow-in-Furness



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