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**TO
LET**



LOCK-UP RETAIL UNITS

60.5 m² (650.8 ft²)

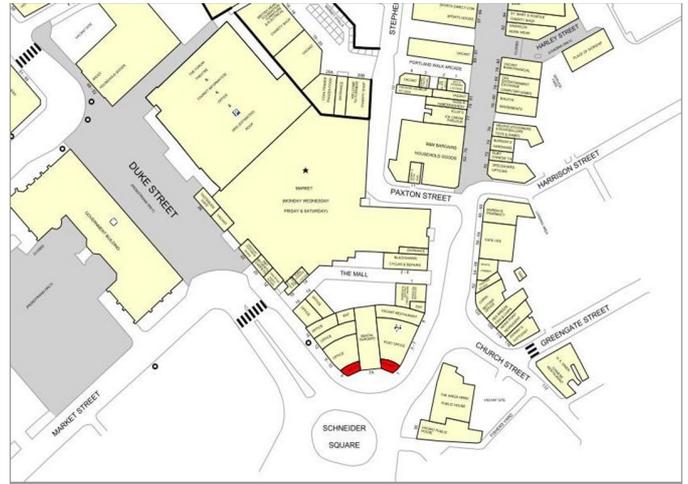
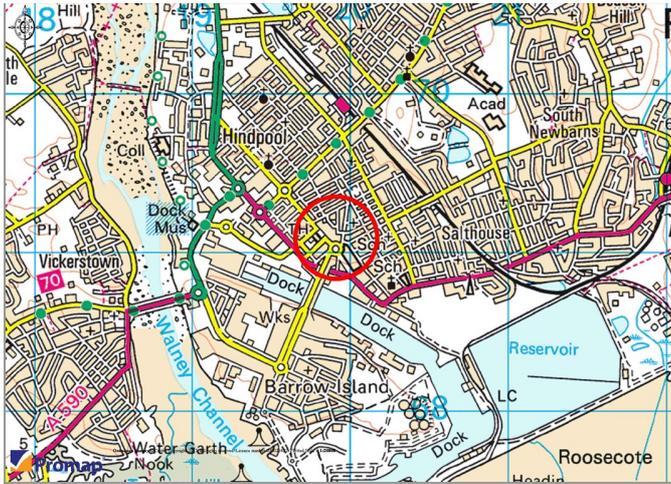
**Retail units
Furness House
Duke Street/Dalton Road
Barrow in Furness
LA14 1HN**

- Prominently situated
- Recently refurbished
- Centrally located
- 50% Off First Year's Rental

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Location

Barrow in Furness is an established regional centre in south west Cumbria drawing from nearby towns including Ulverston, Millom, Askam and Dalton and thus benefiting from a catchment population of over 100,000. The retail units are prominently situated, forming part of Furness House fronting Schneider Square in the centre of the town and on the edge of Barrow's main retail area centred around Dalton Road. The town's market hall and indoor mall are located directly adjacent to the subject premises. Nearby occupiers include the Post Office, B & M Bargains, Wilko, Oasis Dental Care and Barrow Town Hall.

Description

These newly refurbished lock-up retail units are located on the ground floor of the Furness House complex and benefit from a metal framed, double glazed shopfront being newly decorated and carpeted throughout internally. The units are prominently situated fronting Schneider Square and enjoying return frontage to Duke Street or Dalton Road respectively. The accommodation would suit a variety of uses and potential occupiers.

Accommodation

The units extend to the following approximate net internal areas (NIA):

| | m ² | ft ² |
|---------------|----------------|-----------------|
| 8 Duke Street | 60.46 | 650.8 |
| 3 Dalton Road | 57.60 | 620.0 |

Services

It is understood that the units benefit from main connections to, or in the vicinity of, mains electricity, water and drainage.

Rating Assessment

A search of the valuation office agency website shows that the units have the following Rateable Values:-

| | |
|---------------|--------|
| 8 Duke Street | £5,500 |
| 3 Dalton Road | £5,400 |

Interested parties should, however, make their own enquiries of the local Rating Authority on (tel. 01229 406175).

Planning

It is understood that the units have an existing planning consent under Class A1 (retail shops) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the Local Planning Authority, Barrow Borough Council (tel. 01229 876543).

Tenure

The units are available by way of a new effective full repairing lease for a term to be agreed.

Asking Rental

£6,500 per annum, exclusive of all other outgoings.

50% off first year's annual rental

Service Charge

A service charge will be payable on a proportionate basis towards the maintenance and repair of the common areas and the services provided by the Landlord.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

GROUND FLOOR UNITS 5-6 **Certificate Reference Number:**
9290-2017-0378-1981-2054

Furness House
 Dalton Road
 The Mall
 BARROW-IN-FURNESS
 LA14 1HN

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

56 This is how energy efficient the building is.

Technical information **Benchmarks**

Main heating fuel: Grid Supplied Electricity Buildings similar to this one could have ratings as follows:

Building environment: Heating and Natural Ventilation **37** If newly built

Total useful floor area (m²): 161 **48** If typical of the existing stock

Building complexity (NOS level): 3

VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

Legal Costs

The incoming tenant is to be responsible for the Landlords legal costs incurred in this transaction.

Enquiries

Further information via the sole agents, **Eckersley**

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