

7457/BB

BARROW IN FURNESS

171 DALTON ROAD

FOR SALE

**** PRIME RETAIL UNIT ****
**** SUITABLE FOR VARIOUS USES ****
**** 100% RATES RELIEF ****

LOCATION

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 70,000 but draws on a wider catchment incorporating surrounding towns and villages. The town lies approximately 34 miles from Kendal and J36 of the M6 motorway.

Significant local employer includes BAE Systems, who have recently acquired the former Debenhams within the town centre will shortly be opening a new training facility from the building.

The unit is situated in a prime retail location along Dalton Road on the pedestrianised section. Nearby occupiers along Dalton Road include Holland & Barrett, McDonalds, Costa and Poundland. For identification purposes only the property is shown coloured red on the attached Goad road plan.

DESCRIPTION

A three storey mid-terraced retail unit of brick construction under a pitched slate roof. The building provides a retail unit at ground floor level with staff offices and ancillary stores to the upper floors. A small external yard is to the rear which provides basement access also.

ACCOMMODATION / AREAS

Net Sales Area	43.01 sq m	(463 sq ft)
First Floor	25.46 sq m	(274 sq ft)
Second Floor	33.26 sq m	(358 sq ft)

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy rating of E-118.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £9,300. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

**** 100% RATES RELIEF ATTAINABLE ****

SALE PRICE

offers in the region of **£85,000** are invited for the freehold interest with vacant possession.

COSTS

Each party will bear their own legal costs incurred in the transaction.

VAT

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

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain Tel: 01228 635002
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Details prepared

February 2024



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