

4645/CS

ON THE INSTRUCTIONS OF CUMBRIA POLICE AUTHORITY

DALTON IN FURNESS

STATION ROAD

FORMER POLICE STATION

FOR SALE



LOCATION

Dalton in Furness is a small market town with a resident population of just under 7,000, lying off the main A590 trunk road connecting the commercial town of Barrow in Furness with the market town of Ulverston and the M6 motorway.

The property occupies a prominent site immediately north of Dalton's railway station with largely residential property adjoining but with town centre amenities a few hundred meters to the north west.

For the purposes of identification only, the location of the subject property is shown coloured red on the attached Ordnance Survey Plan.

DESCRIPTION

Purpose built single storey Police Station with good ground floor access. Externally is garage and stores accommodation, together with car park and landscaping.

The property has potential for a range of alternative uses, including offices, crèche or residential, subject to the relevant planning consent.

The boundaries of the property are shown edged red on the attached site plan. The access way from Station Approach as indicated by blue hatching on the plan, is subject to rights of access for adjoining properties.

AREAS

Main Building GIA	234.66 sq m	(2,527 sq ft)
Garage and additional stores	90.26 sq m	(972 sq ft)
Parking for approximately 6 vehicles		
Total Site Area	1151 sq m	(1,377 sq yds)

SERVICES

Mains supplies of gas, water, electricity and a connection to the public sewer are laid on. The property is heated by means of gas fired hot water radiators.

RATING ASSESSMENT

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £8,600.

The national non-domestic rate for the current (2013/2014) rate year is 47.1p in the £.

TENURE

We are advised the property is freehold tenure.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-112

TERMS

The property is offered For Sale. Offers should be submitted in accordance with the attached proforma.

GUIDE PRICE

£170,000 (one hundred and seventy thousand pounds)

VAT

Prices quoted are exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the selling agents, Carigiet Cowen.

**Details amended
June 2013**

Offers are to be submitted in writing and should contain the following information:-

- Bidder's full name, address and contact details
- Price offered
- Details of funding ie cash, bank finance, conditional on sale of other property etc
- Timescale in which you are able to proceed to exchange and completion
- Details of proposed use
- Confirmation of whether the offer is conditional in any way, ie subject to planning or survey etc
- Any other details you consider relevant to the offer

Please note the vendor reserves the right not to accept the highest or any offer submitted. All written offers made in response to this letter shall be treated in the strictest confidence.

If you require clarification on any of the above requirements, or indeed further details in relation to the property, please do not hesitate to contact this office.



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended 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;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.