

3861/MB

**\* SUBSTANTIALLY REFURBISHED \***

## BARROW IN FURNESS

175/177 DALTON ROAD

### PRIME RETAIL UNIT

### TO LET



#### LOCATION

Barrow-in-Furness is situated at the western tip of the Furness Peninsula and is the principal service and administration centre for the Barrow Borough Council area. The town has a population of approximately 60,000 and a catchment estimated to be in the order of 170,000. Barrow has communication links to the motorway and rail networks via the A590 trunk road and the west-coast railway line. Major employers in the area include BAE Systems, Kimberly Clark and Associated British Ports.

The property occupies a highly prominent location at the corner of Dalton Road with Cavendish Street in the pedestrianised section of the town. Nearby occupiers include **Bodycare, H Samuel, Evans, Thomas Cook and Conlons.**

For identification purposes only the property is shown shaded red on the attached extract from the Goad Trade Plan.

#### DESCRIPTION

The property comprises a three storey retail unit laid out to ground floor sales with ancillary upper floor storage accommodation which has recently been comprehensively refurbished and is available ready for an incoming tenant's fit out. The ground floor sales area is newly carpeted.

#### AREAS

Ground Floor Sales	125.51 sq m (1,351 sq ft)
Ground Floor Ancillary	12.82 sq m (138 sq ft)
First Floor Ancillary	106.18 sq m (1,143 sq ft)
Second Floor Ancillary	107.39 sq m (1,156 sq ft)



## **SERVICES**

Mains water, electricity and a connection to the public sewer are laid on.

## **RATING**

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £52,500.

The current (2010/2011) non-domestic rate in the £ is 41.4p.

## **LEASE**

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

The landlord supports the Code of Leasing Business Premises in England and Wales 2007. Details can be obtained from [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## **RENT**

**Offers over £40,000 pa.**

## **VAT**

The property is registered for VAT and VAT will be charged on rent and other outgoings.

## **COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

## **VIEWINGS**

Strictly by appointment through the agents Carigiet Cowen.

## **Details amended**

April 2010.



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;

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## Barrow-in-Furness



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