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**FOR SALE
(MAY LET)**



GROUND FLOOR RETAIL PREMISES WITH PLANNING PERMISSION FOR CONVERSION OF UPPER FLOORS TO 5 FLATS

409 m² (4,406 ft²)

**227 Dalton Road
Barrow-in-Furness
Cumbria
LA14 1PQ**

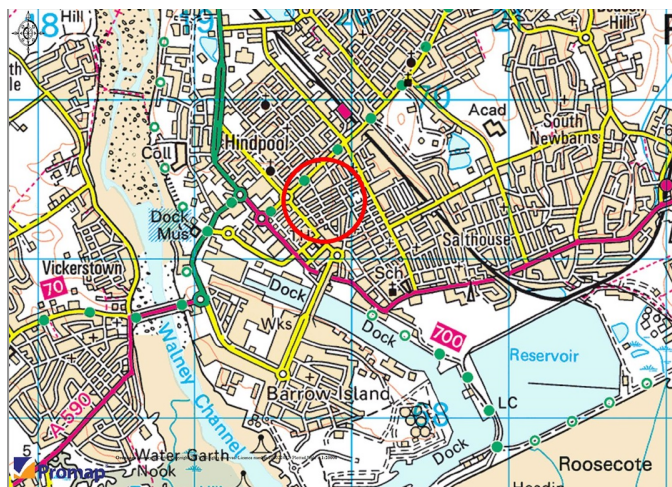
- Central location immediately adjacent to main pedestrianised area
- Substantial premises with self-contained access to front and rear
- Planning permission for conversion of upper floors to 5 self-contained flats

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Location

The subject property is located on Dalton Road in the centre of Barrow-in-Furness just off the main pedestrianised section of Dalton Road close to a range of High Street occupiers including Marks & Spencer, Santander, Nationwide Building Society in addition to a range of independent retailers and finance providers.

Barrow-in-Furness is situated in south west Cumbria on the Furness Peninsula, approximately 34 miles from Kendal and junction 36 of the M6 motorway. The town is a sub regional centre with a very well defined catchment population in excess of 100,000 incorporating neighbouring towns such as Dalton, Ulverston, Askam and Millom.

Description

The property comprises a substantial mid terraced retail unit arranged over ground, first and second floors with independent access off Dalton Road in addition to rear access from Whittaker Street.

The ground floor provides predominantly open plan retail accommodation whilst the upper 2 floors presently offer substantial retail/storage accommodation but also benefit from planning permission to convert into 5 self-contained flats.

Accommodation

We have estimated that the property extends to the following net internal floor areas:-

	m ²	ft ²
Ground floor	125	1,347
First floor	149	1,606
Second floor	135	1,453
Total	409	4,406

Services

We understand that the premises benefit from mains services including electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £9,800.

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

Planning

The premises, we believe, currently benefit from an existing use as retail premises generally falling within Class A1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The premises do further benefit from an outline consent for the conversion of the first and second floors to create 5 self-contained flats. The planning reference number is B13/2017/0163.

Interested parties are recommended to make their own separate enquiries of the local planning department at Barrow Borough Council (tel. 01229 876543) or email planning@barrowbc.gov.uk

Tenure

We understand that the premises are held freehold.

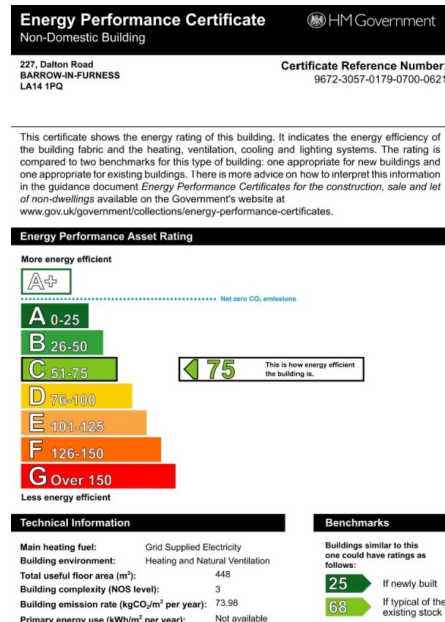
Price

Offers in the region of £130,000.

Photographs and Plans

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

Energy Performance Certificate



VAT

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

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson/Fiona Warren

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