

TO LET OR FOR SALE

173 DALTON ROAD,
BARROW IN FURNESS, LA14 1PX



LOCATION

This shop is located in the prime pedestrianised part of Dalton Road, adjacent to Greggs Bakers and British Red Cross, opposite Bodycare, and between Marks & Spencer and Portland Walk Shopping Centre anchored by Debenhams Department Store.

DESCRIPTION

The premises form part of a terrace of four shops and comprise ground floor sales with 1st and 2nd floor ancillary accommodation. The premises have a modern fully glazed shop front leading to clear sales accommodation in a condition ready to receive an occupier's stock and open for trade.

ACCOMMODATION

The property has the following approximate floor areas:-

Gross Frontage	4.94 m	(16'3")
Internal Width	4.74 m	(15'7")
Sales Depth	14.23 m	(46'8")
Ground Floor Total	61.04 sq m	(657 sq ft)
First Floor	36.34 sq m	(391 sq ft)
Second Floor -Staff/Storage/wc	25.74 sq m	(277 sq ft)

TENURE

The property is available by way of a new lease drafted on full repairing and insuring terms for a period to be agreed at an attractive commencing rental of £8,500 per annum exclusive of rates.

Consideration will also be given to the sale of the freehold interest at a price to be agreed.

The terms are subject to the vendor obtaining vacant possession from the current short term occupier.

BUSINESS RATES

We understand that the premises are assessed for rates as follows:- Rateable Value £24,750

Interested parties should verify this information with the Business Rates Section of the Local Authority - Barrow in Furness District Council.

EPC

An EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

This building is not elected for VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Eric Wright or Matt Kerrigan, Hitchcock Wright & Partners.

Ref: ERW/MRK

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Subject to Contract

Details Prepared JULY 2016

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