

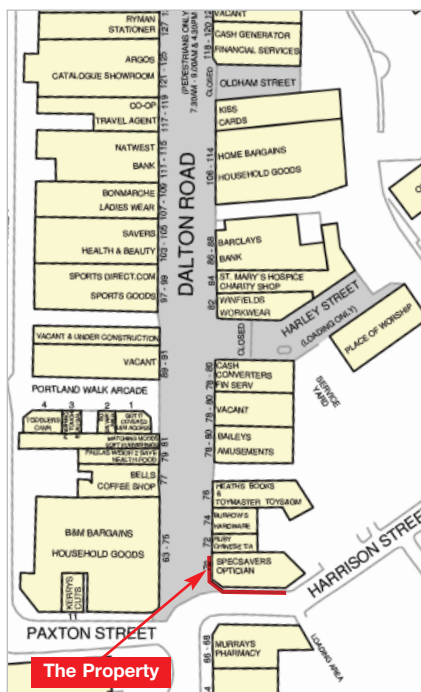
Barrow in Furness

70 Dalton Road

Cumbria

LA14 1JB

- **Freehold Shop Investment**
 - Let to Specsavers Optical Superstores Ltd
 - VAT is not applicable
 - Town centre position close to entrance of Portland Walk Shopping Centre
 - Rent Review October 2013
 - Current Rent Reserved
- £30,000 pa**



Tenure

Freehold.

Location

Barrow-in-Furness has a population of approximately 60,000 and is the administrative and commercial centre for the Furness Peninsula and Southern Lakes. It is located 7 miles south-west of Ulverston and some 70 miles south of Carlisle whilst motorway communications are via the A590 to the M6 at Junction 36.

The property is situated on the east side of Dalton Road, the main pedestrianised retail thoroughfare, at the junction with Harrison Street and close to Portland Walk Shopping Centre.

Occupiers close by include B&M Bargains (opposite), Sports Direct, Savers, Barclays Bank, Boots the Chemist, Coral, Bon Marché and NatWest Bank among others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation above which is presently all utilised by Specsavers.

The property provides the following accommodation and dimensions:

Gross Frontage (inc splay)	6.90 m	(22' 8")
Net Frontage	3.95 m	(12' 11")
Splay	2.75 m	(9')
Built Depth	20.20 m	(66' 3")

Basement	88.07 sq m	(948 sq ft)
First Floor	97.55 sq m	(1,050 sq ft)
Second Floor	75.99 sq m	(818 sq ft)
Outbuildings	25.45 sq m	(274 sq ft)

Total 287.06 sq m (3,090 sq ft)
(Floor areas provided by the Joint Auctioneers)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 25 years from 7th October 1993 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,500+ stores in 10 countries.
Website Address: www.specsavers.co.uk
For the year ended 29th February 2012, Specsavers Optical Superstores Ltd reported a turnover of £378.438m, a pre-tax profit of £21.265m, shareholders' funds of £96.478m and a net worth of £94.907m.
(Source: riskdisk.com 12.06.13.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor JM O'Riordon, O'Riordon & Co. Tel: (01257) 262837

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