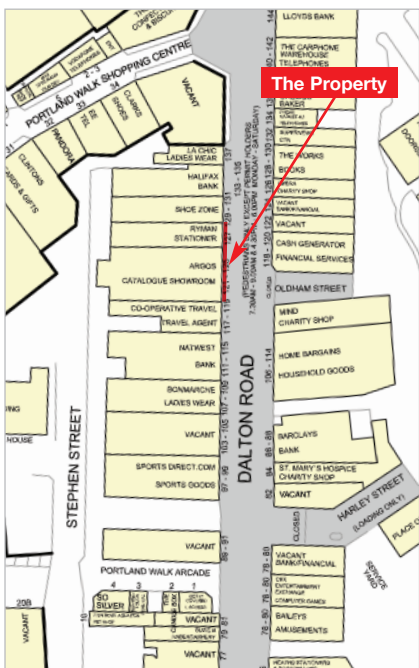


Barrow-in-Furness **121-129 Dalton Road** **Cumbria** **LA14 1HZ**

- **Freehold Shop**
- Pedestrianised town centre location close to Portland Walk Shopping Centre
- Unit 1 and 2 formerly let at £97,500 pa
- Comprises three ground floor units and upper parts of 839.4 sq m (9,035 sq ft) in total
- Total Current Rent Reserved **£3,600 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 Motorway at Junction 36.

The property is situated on the west side of the pedestrianised Dalton Road, in the heart of Barrow-in-Furness town centre and within close proximity to Portland Walk Shopping Centre.

Occupiers close by include Co-operative Travel, Shoe Zone (both adjacent), NatWest, Halifax, Barclays, Bonmarché, Greggs and Lloyds, amongst many other multinational and local traders.

Description

The property is arranged on ground and one upper floor to provide two ground floor shops. The ancillary upper floors have historically been let with Units 1 and 2. There is a loading bay at the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units 1 and 2	Vacant (1)	Ground Floor 273.8 sq m (2,947 sq ft) First Floor 417.8 sq m (4,497 sq ft) Total 691.6 sq m (7,444 sq ft)	-	-	-
Unit 3	Partners the Stationer (t/a Rymans)	Ground Floor 147.8 sq m (1,591 sq ft)	2 years from 14.11.2016 Rolling three month break clause	£3,600 p.a.	-
		Total 839.4 sq m (9,035 sq ft)			

(1) There is a letting in place to Argos Ltd at £97,500 per annum expiring 16th April 2017 who have served notice and vacated.

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

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