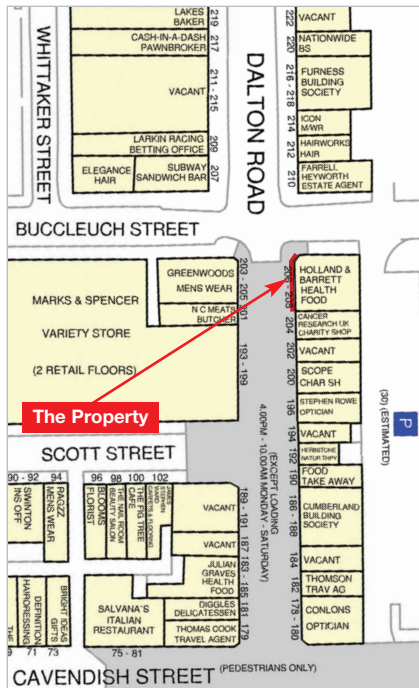


Barrow-in-Furness

206-208 Dalton Road
Cumbria
LA14 1PR

- Well Located Freehold Shop Investment
- Pedestrianised location opposite Marks & Spencer
- Let to Holland & Barrett Retail Ltd
- Reversionary lease expiring 2021 (1)
- Current Rent Reserved
£30,500 pa ⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**



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.
This prominent corner property is situated on the pedestrianised part of Dalton Road, at its junction with Buccleuch Street, very close to the town centre.
Occupiers close by include Marks & Spencer (opposite), Santander, Nationwide Building Society and Subway.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with staff WCs, basement storage with office space and first and second floor offices.

The property provides the following accommodation and dimensions:

Gross Frontage	11.50 m	(37' 9")
Net Frontage (including splay)	10.70 m	(35' 2")
Return Frontage (including splay)	4.90 m	(16' 1")
Shop Depth	8.85 m	(29' 0")
Built Depth	12.45 m	(40' 9")

Ground Floor	100.95 sq m	(1,086 sq ft)
First Floor	73.90 sq m	(795 sq ft)
Second Floor	73.65 sq m	(792 sq ft)
Basement	48.95 sq m	(527 sq ft)

Tenancy
The entire property is at present let to HOLLAND & BARRETT RETAIL LIMITED for a term of 20 years expiring 10th June 2016 at a current rent of £30,500 p.a. on full repairing and insuring covenants. (1) In addition, there is a reversionary lease for a term of 5 years from 11th June 2016 at a rent of £20,000 per annum. The tenant shall receive a 3 month rent free period.

Tenant Information
Holland & Barrett is the UK's leading retailer of vitamins, minerals and herbal supplements.
No. of Branches: c. 620.
Website Address: www.hollandandbarrett.com
For the year ended September 2011, Holland & Barrett Retail Ltd reported a turnover of £307,766,000, a pre-tax profit of £56,966,000, shareholders' funds and a net worth of £134,681,000. (Source: riskdisk.com 09.11.12.)

VAT
VAT is applicable to this lot.

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