

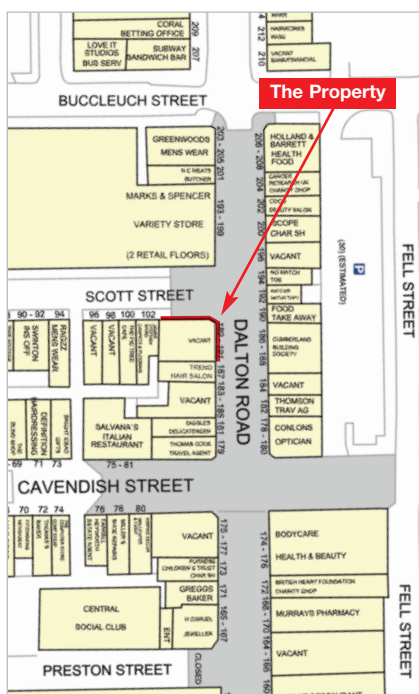
Barrow in Furness

189-191 Dalton Road
Cumbria
LA14 1PT

- **Freehold Vacant Shop**
- Well located in a corner position on the pedestrianised Dalton Road
- Adjacent to Marks & Spencer
- Substantial double fronted three storey building

Vacant Possession

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.

The property is situated in a prominent corner position at the junction of the pedestrianised Dalton Road with Scott Street. Dalton Road is the main shopping street in the town centre and occupiers close by include Marks & Spencer (adjacent across Scott Street), Holland & Barrett, Costa Coffee, Thomas Cook, Cumberland Building Society, McDonald's and Bodycare.

Description

The property is arranged on ground and two upper floors to provide a double fronted shop unit with ancillary accommodation on the two upper floors. The property has the benefit of a return frontage to Scott Street.

The property provides the following accommodation and dimensions:

Gross Frontage	9.45 m	(31')
Net Frontage	9.35 m	(30' 8")
Shop & Built Depth	13.00 m	(42' 8")
First Floor	75.5 sq m	(813 sq ft)
Second Floor	60.0 sq m	(646 sq ft)

Tenancy

The entire property is offered with FULL VACANT POSSESSION ON COMPLETION.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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