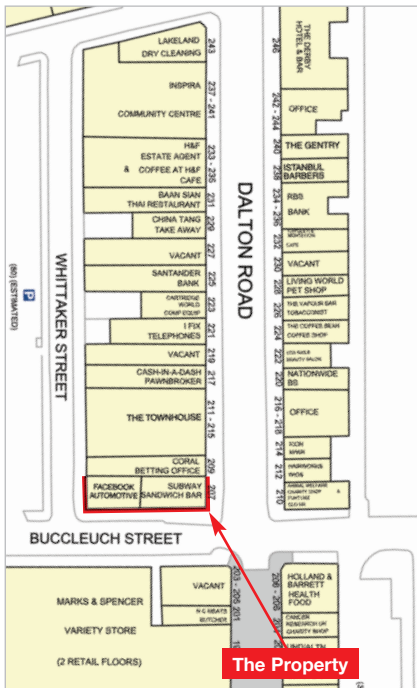


Barrow-in-Furness

207 Dalton Road
Cumbria
LA14 1PH

- Freehold Shop and Ground Rent Investment
- Shop let to Subway Realty Ltd on a lease expiring 2022 (no breaks)
- Prominent corner position opposite Marks & Spencer
- No VAT applicable
- Total Current Rents Reserved
£25,500 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 located on the western side of Dalton Road at its junction with Buccleuch Street, at the entrance to the pedestrianised retail pitch. Occupiers close by include Marks & Spencer (opposite), Coral (adjacent), Holland & Barrett, Nationwide, Cancer Research, Poundworld, Thomas Cook and Santander, amongst many others.

Description

This prominent corner property is arranged on basement, ground and two upper floors to provide a ground floor shop unit let to Subway and providing 32 covers, together with basement ancillary accommodation accessed via a trap door. Above is self-contained residential accommodation and a rear ground floor shop, which have been sold off on long leases.

VAT

VAT is not 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.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Front	Subway Realty Ltd (1)	Gross Frontage 6.70 m (21' 11") Net Frontage 4.30 m (14' 2") Shop & Built Depth 17.35 m (56' 11") Basement 74.0 sq m (796 sq ft)	15 years from 16.02.2007 Rent review every 5th year IR & I	£25,000 p.a.	Reversion 2022
Ground Floor Rear	Hollingarh Limited	Ground Floor Shop – Not Inspected	999 years from 17.04.2007	£250 p.a.	Reversion 3006
First and Second Floors	Hollingarh Limited	First and Second Floor Residential	999 years from 17.04.2007	£250 p.a.	Reversion 3006

(1) Website Address: www.subway.co.uk

For the year ended 31st December 2016, Subway Realty Ltd reported a turnover of £33.2m, a pre-tax profit of £1.3m and a net worth of £2.99m. (Source: Experian 02.01.2018.)

Total £25,500 p.a.

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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