



86-90 Dalton Rd, Barrow-in-Furness LA14 1JH

- Arranged over ground and first floors.
- 183.39sqm (1,974sqft) at ground floor.
- Prime location within the heart of Barrow-In-Furness Town Centre
- Nearby occupiers include: Greggs, Subway, Specsavers and The Works.



LOCATION

Barrow-in-Furness is a port town in the county of Cumbria. It is approximately 10 miles South West of Ulverston and 28 miles South West of Windermere.

The unit is situated in a prominent location fronting Dalton Road in the heart of Barrow-In-Furness Town Centre.

The locality is popular with a host of national retailers including Greggs, Specsavers, Bon Marché, The works and Subway.

ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground floor:		
Sales area	174.56	1,879
Storage/back of house	8.83	95
First Floor:		
Office/storage/ kitchen	155.52	1,674

LEASE

The premises are let to Barclays with a lease expiry of 24th May 2025.

Further lease details available upon request.

PASSING RENT

£31,500 per annum.

BUSINESS RATES

The premises have a rateable value of £24,500. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating of D.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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 Director
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