

# TO LET OR FOR SALE

SUBJECT TO AND PROVIDING VACANT POSSESSION  
173 DALTON ROAD,  
BARROW IN FURNESS



## LOCATION

This shop is located in the prime pedestrianised part of Dalton Road, adjacent to Greggs Bakers and Stead & Simpson, opposite Bodycare, and between Marks & Spencer and Portland Walk Shopping Centre anchored by Debenhams Department Store.

## DESCRIPTION

The premises form part of a terrace of four shops and comprise ground floor sales with 1st and 2nd floor ancillary accommodation. The premises have a modern fully glazed shop front leading to clear sales accommodation in a condition ready to receive an occupier's stock and open for trade.

## ACCOMMODATION

The property has the following approximate floor areas:-

Gross Frontage	4.94 m	(16'3")
Internal Width	4.74 m	(15'7")
Sales Depth	14.23 m	(46'8")
Ground Floor Total	61.04 sq m	(657 sq ft)
First Floor	36.34 sq m	(391 sq ft)
Second Floor -Staff/Storage/wc	25.74 sq m	(277 sq ft)

## TENURE

The property is available by way of a new lease drafted on full repairing and insuring terms for a period to be agreed at a commencing rental of £10,000 per annum increasing to full rental value after a agreed period.

Consideration will also be given to the sale of the freehold interest at a price to be agreed.

The terms are subject to the vendor obtaining vacant possession.

## BUSINESS RATES

We understand that the premises are assessed for rates as follows:- Rateable Value £28,000 (subject to appeal)

Interested parties should verify this information with the Business Rates Section of the Local Authority - Barrow in Furness District Council.

## EPC

An EPC has been commissioned, full details available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners.

Ref: JCB

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Subject to Contract

Details Prepared MAY 2011

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