



HIGH STREET PROPERTY / CLASS E

74 Market Street Dalton in Furness, Dalton in Furness LA15 8AA



Price: £180,000

Ground Floor Area

700 Sq ft / 65 Sq M

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

Andrew McGuiness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

FOR SALE - GROUND FLOOR SHOP UNIT & FIRST/SECOND FLOOR 3 BED MAISONETTE

Location:

Dalton in Furness is located four miles north-east of Barrow-in-Furness. The property is situated in the heart of the town centre fronting Market Street in a mixed residential and retail area. Nearby occupiers include the Post Office, Greggs, Lloyds Pharmacy and a Co-op Food Store.

Proposal:

Offers in excess of £180,000.

Accommodation:

The property comprises a ground floor shop unit and a large first and second floor 3 bedroom maisonette which has a separate access from the rear.

The property comprises the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor Shop	700	65.03
First/Second Floor 3 Bed Maisonette - not inspected		

Tenure:

Freehold. The ground floor shop unit is vacant. The first/second floor maisonette is let on an AST at a rent of £5,100 per annum. There is an advertising board on the return frontage which produces an additional income, further details upon request,

Business Rates:

The ground floor shop unit has a rateable value of £7,400 (2023). For further details visit Gov.uk or contact the business rates department at the local authority. The first and second floor flat falls under Council Tax Band A. For further details visit Gov.uk or contact the council department at the local authority.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is not registered for VAT.

Date Prepared:

June 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2023

