

**HIGH STREET PROPERTY / CLASS E**

Former BrightHouse Unit, 154-156 Dalton Road, Barrow In Furness LA14 1PU



**Rent: £22,500 PA**

**Ground Floor Area**

2,663 Sq ft / 247 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**100% Prime Retail Unit To Let****Location:**

Barrow in Furness is a seaport town and has a resident population of approximately 67,000. Barrow in Furness is located approximately 34 miles southwest of Kendal, 48 miles west of Lancaster and 85 miles south of Carlisle.

The property is shown for identification purposes on the attached goad plan and occupies a 100% prime retail location. The property benefits from rear servicing from Fell Street. The property is on the pedestrianised section of Dalton Road, close to its junction with Portland Walk, with the added benefit of the town's main shoppers' car parks immediately to the rear of the premises. The property comprises the ground floor of a modern 2-storey retail property (the first floor is to be converted to alternative use)

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

Internal Width:	10.77 m	(35' 4")
Shop Depth:	24.63 m	(80' 10")
Ground Floor Sales:	247.47 sq m	(2,663 sq ft)

**Rent:**

We are seeking rental offers in the order of £22,500 per annum exclusive.

**Tenure:**

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £41,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

May 2021

Subject to Contract

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## Barrow-in-Furness



50 metres

Experian Goad Plan Created: 05/05/2021  
Created By: