



HIGH STREET PROPERTY / CLASS E

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



Price: £160,000

Ground Floor Area

700 Sq ft / 65 Sq M

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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FOR SALE WITH VACANT POSSESSION

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 £160,000.

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		

Business Rates:

The unit has a rateable value of £7,400. The first and second floor flat falls under Council Tax Band A.

For further details visit Gov.uk or contact the business rates 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

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