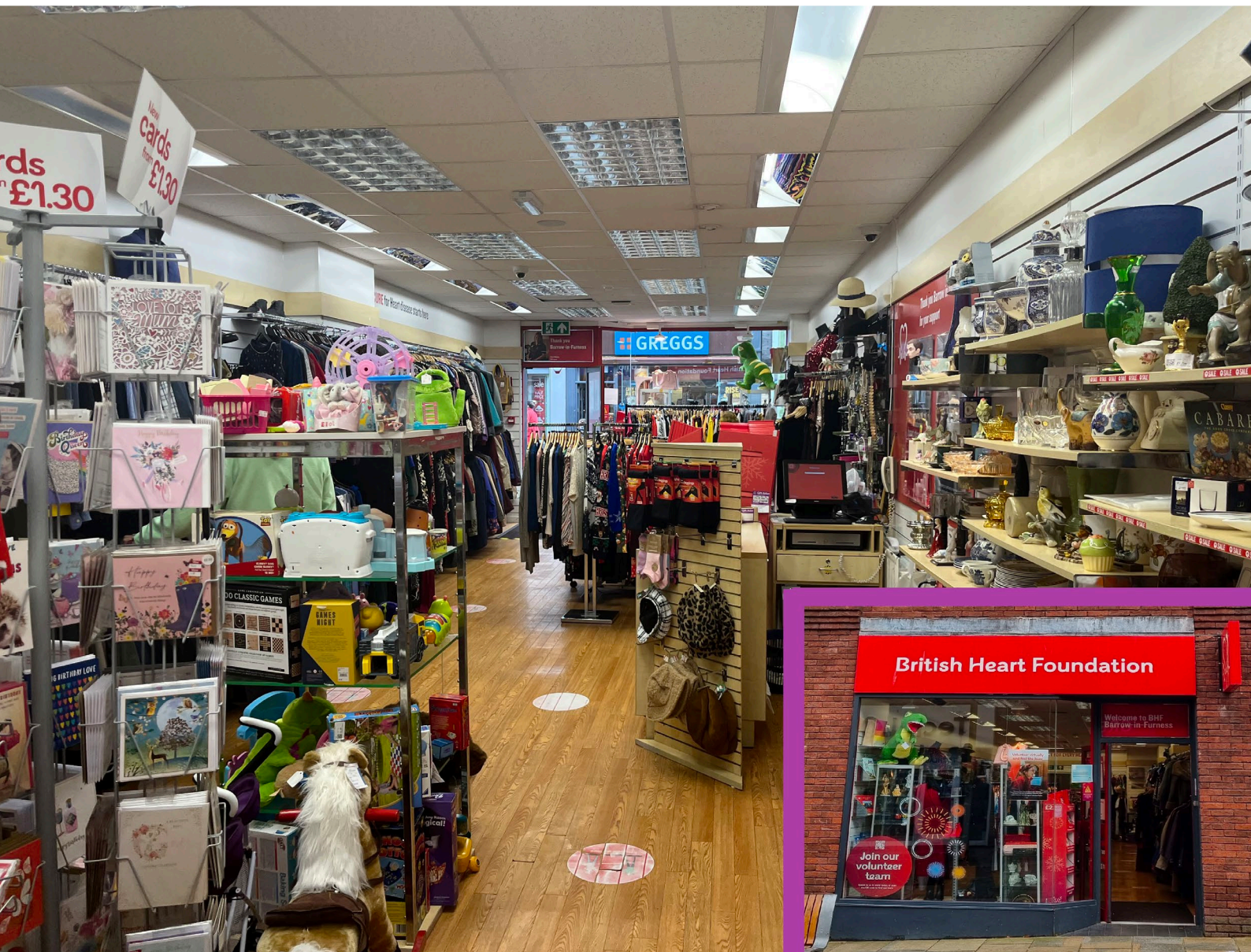


# Prime Town Centre Retail Unit To Let

172 Dalton Road,  
Barrow-in-Furness,  
Cumbria  
LA14 1PU

Edwin  
Thompson



- Two-storey retail unit extending to a net internal area of 149.69m<sup>2</sup> (1,611 sq ft)
- Surrounding retailers include Costa Coffee, Bodycare, Greggs, Specsavers, H Samuel, Poundland, Superdrug and McDonald's
- Small business rate relief available to qualifying occupiers

Rental – £18,000 per annum exclusive

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## LOCATION

The premises occupy a prominent position on the pedestrianised stretch of Dalton Road, close to the junction with Portland Walk and being the main retailing area in the town centre of Barrow-in-Furness, which is in South Cumbria and the North West of England.

Barrow-in-Furness is the principal town of South Cumbria and is situated on the coast of the southern county boundary, bordered to the southeast by Morecambe Bay, the Irish Sea to the west and the Duddon Channel to the north. Barrow is connected by the A590 which leads to Junction 36 of the M6 motorway some 30 miles east providing links to the north and south.

The town has a resident population of 69,100 (2011 Census) and whilst it is very much known for its industrial and shipbuilding heritage, it lies just 12 miles south of The Lake District National Park. The town has a weighted retail catchment in excess of 70,000 people and a greater district catchment in excess of 108,000 being one of South Cumbria's main retail destinations. Barrow has benefited from substantial inward investment in recent years to improve the Port and Marina facilities and the waterfront in general. Major employers include BAE Systems, Siemens and Kimberley Clark.

This stretch of Dalton Road is one of the prime retailing areas with nearby occupiers including Costa Coffee, Bodycare, McDonald's, H Samuel Jewellers, Poundland and Superdrug. Greggs the Bakers are opposite and have acquired the former Thorntons on the same pitch and Specsavers are relocating to the unit immediately adjacent to the subject premises. There is a 'pay and display' car park and loading area to the rear on Fell Street.

BAE Systems have purchased part of Portland Walk formerly occupied by Debenhams, WH Smith and The Body Shop and is redeveloping the buildings to create an educational and training hub for new recruits and recent graduates, also offering an interactive submarine experience and the role Barrow has in the UK's defence industry. Work has already begun on Phase I, developing a multi-agency recruitment office and this will attract trainees from all over the UK and the scheme will increase footfall around the town centre.

## DESCRIPTION

The property comprises a mid-terrace, two storey retail unit with a traditional shop frontage to Dalton Road and internally having an open plan sales area to the ground floor front, storage to the rear and first floor where there are staff facilities including a kitchen and WC.

Sales Area – fitted out with wood effect laminate flooring, plaster painted walls, suspended ceiling with recessed fluorescent lighting, accessed from a single pedestrian door to one side of the shopfront.

Rear storage – door through from shop floor, with carpeted flooring, painted block walls, strip LED lighting, understairs cupboard, external door to Fell Street and stairs to the first floor. The sales area could easily be increased and extended back further into the storage room.

First floor – kitchen with internal door to WC and open plan storage area.

## ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	97.48m <sup>2</sup>	(1,049 sq ft)
First Floor	52.21m <sup>2</sup>	(562 sq ft)
Total	149.69m <sup>2</sup>	(1,611 sq ft)

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of B30. A copy of the certificate is available upon request.

## RENTAL

The property is offered by way of a new lease for a term to be agreed and at a rental of £18,000 per annum exclusive.

## VAT

The building is elected for VAT and is payable on top of the rental.

## RATEABLE VALUE

The Rateable Value is £12,500 with approximate rates payable of £6,400 per annum although prospective tenants could qualify for 83% small business rate relief and can check the exact rates payable with Westmorland & Furness Council - 0300 373 3300.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of any lease documentation together with any VAT thereon.

## VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk  
 Ellie Oakley – eoakley@edwin-thompson.co.uk

Tel: 01539 769790

www.edwin-thompson.co.uk



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