

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



36 Dalton Road

Barrow-In-Furness, LA14 1HY

Offers In The Region Of £180,000

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This Grade II listed commercial retail property is a gem waiting to be discovered. Situated in a prominent location in the town centre, this property offers an exciting commercial investment opportunity. The historical significance of being a Grade II listed building adds character and charm to this already appealing property. With its prime location, you can attract a steady stream of customers and establish a thriving business in the heart of Barrow-In-Furness.

Front Of Shop

16'11" x 30'5" (5.16 x 9.28)

Rear Of Shop

23'5" x 28'3" max (7.16 x 8.62 max)

Rear Lobby

11'4" x 17'4" (3.46 x 5.30)

First Floor

21'9" max x 24'6" max (6.65 max x 7.48 max)

First Floor Rear

21'6" x 9'0" (6.57 x 2.75)

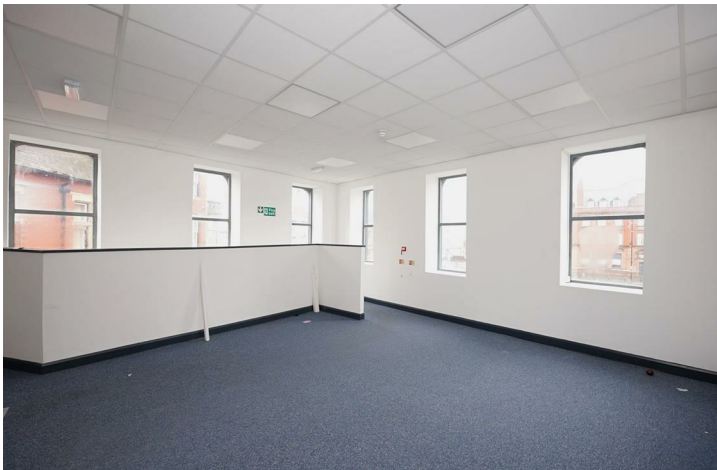
Boiler Room

13'9" x 6'5" (4.21 x 1.97)

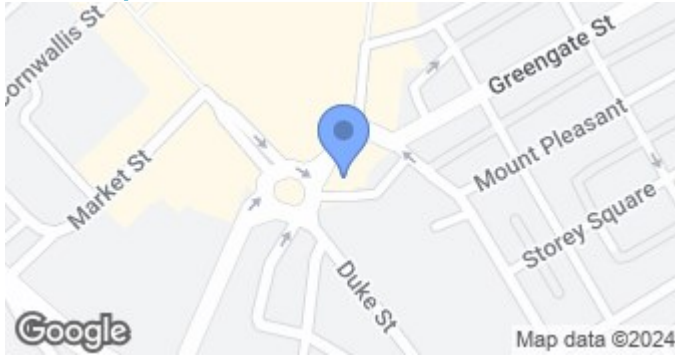


- Investment Opportunity
- Freehold Premises
- Grade II Listed Building

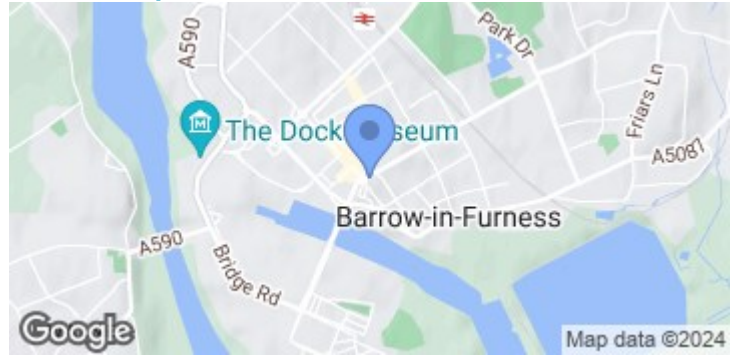
- Prominent Location
- Rateable Value - £13,000 P/A



Road Map

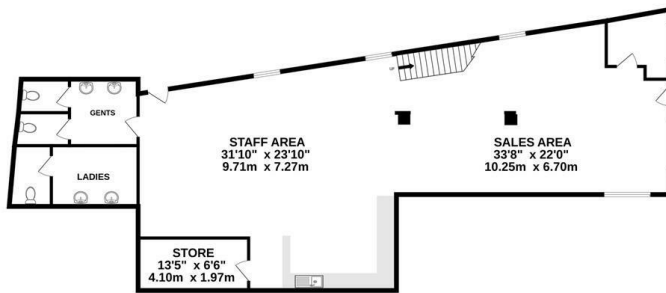


Terrain Map

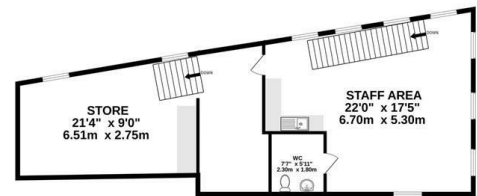


Floor Plan

GROUND FLOOR
1757 sq.ft. (163.2 sq.m.) approx.



1ST FLOOR
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA: 2735 sq.ft. (254.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	