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incorporating Irvine Taylor

**FOR
SALE**



RE-DEVELOPMENT OPPORTUNITY

488.2 m² (5,251 ft²)

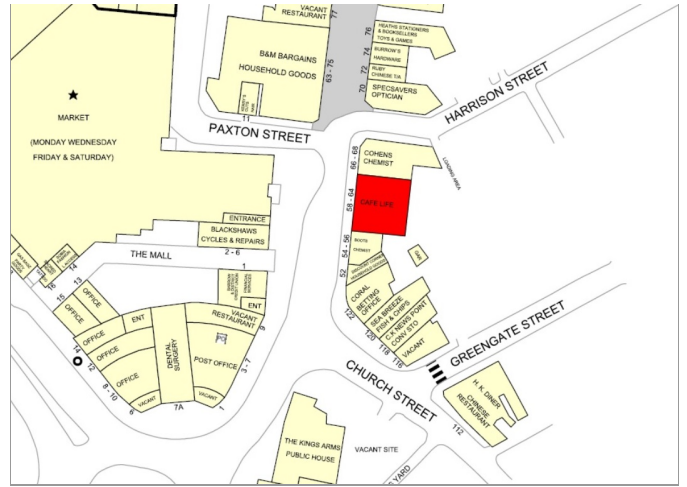
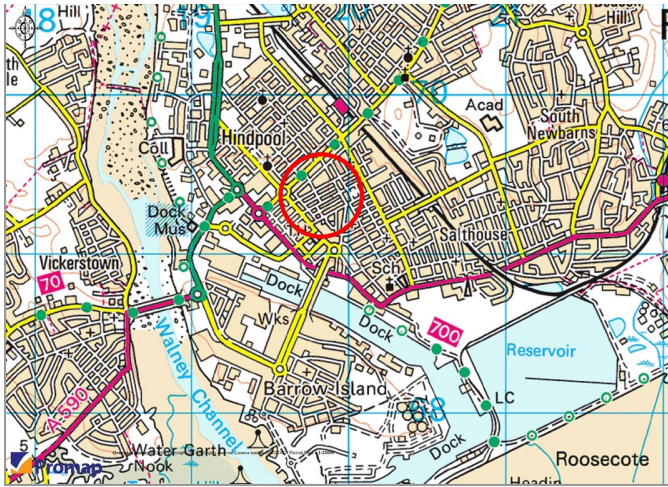
**58 - 64 Dalton Road
Barrow in Furness
Cumbria
LA14 1JB**

- ***PRICE REDUCED***
- **Attractive retail frontage with established A3 use**
- **Residential development potential above and to the rear**
- **Rear access from Paradise and Greengate Streets**
- **Car parking and yard to rear.**

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Location

The property is situated in a parade of shops just off the pedestrianised section of Dalton Road (one of the main shopping streets in Barrow) and facing one of the entrances to Barrow Market. The property is located between Boots the Chemist and Murrays Chemist. Other major occupiers nearby include the Post Office, a doctors surgery and various Government and Council offices. To the rear of the property there is a car park.

Description

The property comprises a terrace of shops which have been combined to form a café with a frontage of 15.78 metres with preparation rooms and toilets to the rear and four storage rooms at first floor level.

To the rear of the property there is a two-storey workshop, until recently used as a Food Factory and adjoining which there is a yard currently housing a number of walk-in freezers. The floor levels vary significantly within the building to reflect the change in ground level between Dalton Road, Paradise Street and Greengate Street.

Access to the rear of the property can be gained from both Paradise Street and Greengate Street and the property enjoys a dedicated loading bay/car park.

Services

We understand that all mains services including electricity, gas, water and drainage are connected to the property.

Accommodation

We have estimated that the property extends to the following approximately net internal floor areas:-

	m ²	ft ²
Ground Floor		
Retail	1251,345	
Preparation Area	70.4	755
Rear Preparation	81.3	875
First Floor		
Internal Storage	111.91	204
Internal Storage	99.61	1072
Total	488.25	2,241

Outside

Rear yard and loading bay/car park

Terms

The freehold interest with the benefit of vacant possession is available at offers in the region of £175,000.

Legal Costs

Each party to be responsible for their own costs in the transaction.

Rating Assessment

58-64 Dalton Road £16,000

Interested parties should, however, make their own enquiries of the local Rating Authority, Barrow Borough Council, tel: 01229 406175

Planning

We understand that the property will benefit from an established lawful use generally falling within Class A3 (restaurant and café) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Informal discussions with the local planning authority indicate that they would wish to retain frontage to Dalton Road with the following uses being appropriate A1, A2, A3, B1, D1 & D2. Residential development above and to the rear of the property would be appropriate, in particular accommodation for contractors working in Barrow.

Energy Performance Certificate

We are awaiting EPC information.

VAT

All prices quoted are exclusive of VAT but may be liable to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agent.
No direct approach is to be made to the premises.

Eckersley

Telephone: 01524 60524

Contact: David Taylor

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