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**TO  
LET**



## SELF-CONTAINED RETAIL UNITS

79.8 m<sup>2</sup> ( 859 ft<sup>2</sup> ) — 175.4 m<sup>2</sup> ( 1,888 ft<sup>2</sup> )

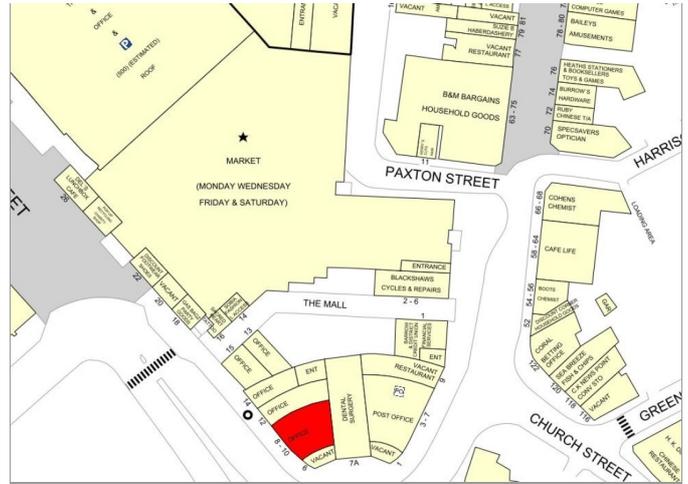
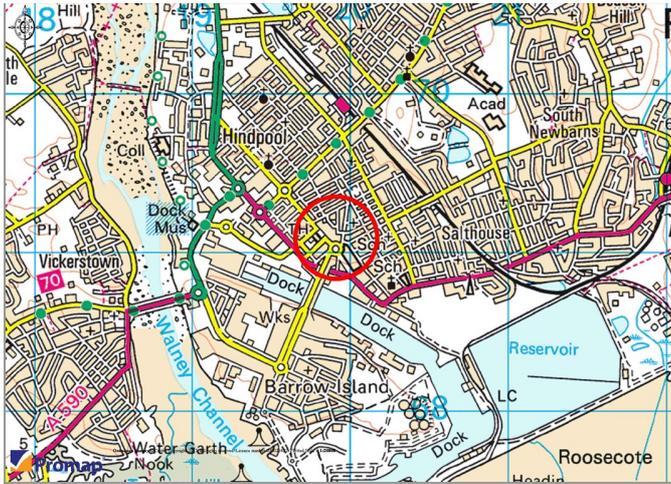
**10-12 Duke Street  
Barrow in Furness  
LA14 1LF**

- Prominently situated
- Available as a whole or individually
- Centrally located
- 50% Off First Year's Rental

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## Location

Barrow in Furness is an established regional centre in south west Cumbria drawing from nearby towns including Ulverston, Millom, Askam and Dalton and thus benefiting from a catchment population of over 100,000.

The retail units are prominently situated, forming part of Furness House fronting Duke Street in the centre of the town and on the edge of Barrow's main retail area centred around Dalton Road. The town's market hall and indoor mall are located adjacent to the subject premises with the town hall being located directly opposite. Nearby occupiers include the Post office, B & M Bargains and Oasis Dental Care.

## Description

The subject premises comprise two lock-up retail units which are currently interconnected and are available either as a whole or could be split. The units are located on the ground floor of the Furness House complex with each unit benefiting from a metal framed, double glazed shopfront and being decorated and carpeted throughout. In addition the units benefit from suspended ceilings incorporating integrated light fittings, skirting trunking and electric panel heaters. Each unit has the benefit of a WC facility with No. 10 also providing a kitchenette. The units would suit a variety of uses and potential occupiers.

## Accommodation

The units extend to the following approximate net internal areas (NIA):-

	m <sup>2</sup>	ft <sup>2</sup>
10 Duke Street	79.8	859
12 Duke Street	95.6	1,029
<b>Total NIA</b>	<b>175.4</b>	<b>1,888</b>

## Services

It is understood that the units benefit from main connections electricity, water and drainage.

## Rating Assessment

The premises are currently assessed as a whole having a Rateable Value of £13,000.

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

## Planning

It is believed that the units will have an established use under Class A2 (financial and professional services) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the Local Planning Authority, Barrow Borough Council (tel. 01229 876543).

## Tenure

The units are available either as a whole or individually by way of new effective full repairing and insuring leases for a term to be agreed.

## Asking Rental

10 Duke Street £10,350 p.a.  
 12 Duke Street £11,700 p.a.  
**\*50% off first year's rental\***

## Service Charge

A service charge will be payable on a proportionate basis towards the maintenance and repair of the common areas and the services provided by the Landlord thereto.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 10-12 Duke Street  
 BARROW-IN-FURNESS  
 LA14 1LF  
 Certificate Reference Number:  
 0060-6900-0327-1500-4034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



## VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Enquiries

### Eckersley

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