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**TO
LET**



LOCK-UP RETAIL UNITS

79.8 m² (859 ft²)

**Retail units
Furness House
Dalton Road/Duke Street
Barrow in Furness
LA14 1HN**

- Prominently situated
- Recently refurbished
- Centrally located

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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 Schneider Square 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 directly adjacent to the subject premises. Nearby occupiers include the Post Office, B & M Bargains, and Barrow Town Hall.

Description

These refurbished lock-up retail units are located on the ground floor of the Furness House complex and benefit from a metal framed, double glazed shopfronts and are decorated and carpeted throughout internally.

The units, being prominently situated fronting Duke Street or Dalton Road, offer open plan accommodation and would suit a variety of uses and potential occupiers.

Accommodation

The available unit extends to the following approximate net internal area (NIA):

| | m ² | ft ² |
|----------------|----------------|-----------------|
| 10 Duke Street | Under Offer | Under Offer |

Services

It is understood that the unit benefits from connections to, or in the vicinity of, mains electricity, water and drainage.

Rating Assessment

A search of the Valuation Office Agency website shows that the unit has a Rateable Value of £9,200.

Interested parties should however make their own enquiries of the local rating authority, Westmorland and Furness Council (www.westmorlandandfurness.gov.uk).

Planning

The premises have a permitted use within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) (Amendment) (England) regulations 2020.

Interested parties should make their own enquiries of the Local Planning Authority, Westmorland and Furness Council (www.westmorlandandfurness.gov.uk).

Tenure

The unit is available by way of a new effective full repairing lease for a term to be agreed.

Asking Rental

Rental commencing from £7,080 per annum exclusive.

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.

Photographs and Plans

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

Energy Performance Certificate

Energy Performance Certificate HM Government

Non-Domestic Building

GROUND FLOOR UNITS 5-6
 Furness House
 Dalton Road
 The Mall
 BARROW-IN-FURNESS
 LA14 1HN

Certificate Reference Number:
9290-2017-0378-1981-2054

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 on the Government's website www.communities.gov.uk/epbcpt.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

56 This is how energy efficient the building is.

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 161 |
| Building complexity (NOS level): | 3 |

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

48 If typical of the existing stock

VAT

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

Legal Costs

The incoming tenant is to be responsible for the Landlords legal costs incurred in this transaction.

Enquiries

Further information via the sole agents, **Eckersley**
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