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## **LOCK-UP RETAIL UNIT**

157.4 m<sup>2</sup> ( 1,694 ft<sup>2</sup> )

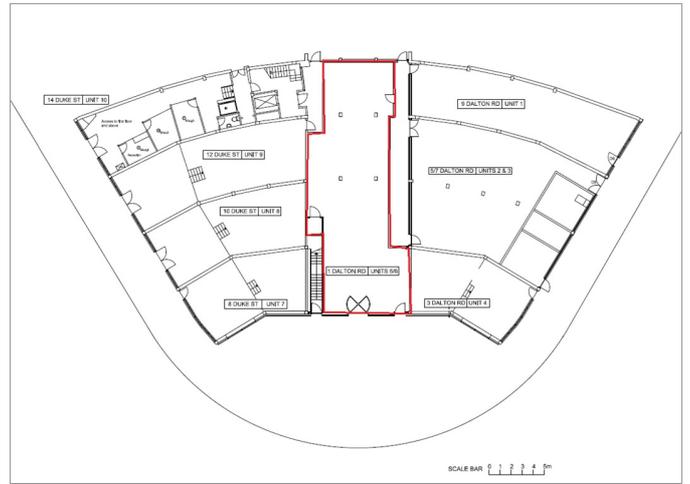
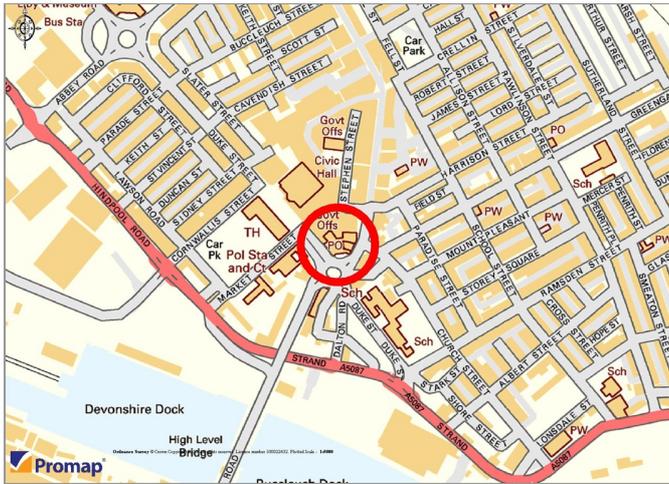
**1 Dalton Road  
Furness House  
Dalton Road/Duke  
Street  
Barrow in Furness  
LA14 1HN**

- **Prominently situated**
- **Refurbished Accommodation**
- **Centrally located**
- **Would Suit A Variety Of Uses**

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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 close to the subject premises with other nearby occupiers including the Post Office, B & M Bargains, and Barrow Town Hall.

## Description

The premises comprise a good size lock-up retail unit located on the ground floor of the Furness House complex benefiting from a metal framed, double glazed shopfront and being decorated throughout internally.

The unit, being prominently situated fronting Schneider Square and visible from both Duke Street and Dalton Road, would suit a variety of uses and potential occupiers.

## Accommodation

The unit extends to an approximate net internal area (NIA) of 157.4 m<sup>2</sup> (1,694 ft<sup>2</sup>).

## 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 £14,250.

Interested parties should however make their own enquiries of the local rating authority.

## Planning

The premises have a permitted use within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Local Planning Authority.

## Tenure

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

## Asking Rental

£17,000 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 (EPC)		
GROUND FLOOR UNITS 5-6 Furness House Dalton Road The Mill BARROW IN FURNESS LA14 1HN	Energy rating <b>D</b>	Valid until: 22 June 2035 Certificate number: 8875-2872-8709-3217-6828
Property type	Offices and Workshop Businesses	
Total floor area	165 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score.
		The better the rating and score, the lower your property's carbon emissions are likely to be.

## VAT

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

## Legal Costs

Each party will bear their own legal costs incurred in this transaction.

## Enquiries

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

Contact: Mary Hickman

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Email: [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)