

157-163 DALTON ROAD, BARROW-IN-FURNESS, LA14 1PX

**TO LET**



## KEY FEATURES

- ✓ **Former Poundland**
- ✓ **16,918 sq ft (1,572 sq m)**
- ✓ **Rear Side Service Access**
- ✓ **Substantial Retail Space**
- ✓ **Great Footfall**
- ✓ **Excellent Trading Location**
- ✓ **Close to Parking**

**£50,000 PA**

EXCLUSIVE OF VAT  
& OUTGOINGS

ENQUIRIES :  
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**Location**

Situated on the pedestrianised stretch of Dalton Road, this prominent retail unit occupies a prime location in the heart of Barrow-in-Furness town centre. The property is close to Portland Walk Shopping District and is surrounded by a host of national retailers, including B&M,, Sports Direct, The Works, Boots Pharmacy, Superdrug, McDonald's, Costa Coffee, and Greggs .  
Barrow-in-Furness is well-connected by road and rail, with Barrow-in-Furness Train Station located nearby, providing excellent transport links to the wider region.

**Description**

157–163 Dalton Road offers an exceptional opportunity to occupy a substantial and prominently located retail premises in the heart of Barrow-in-Furness town centre. This spacious three-storey unit extends to approximately 16,918 sq ft (1,572 sq m) Gross Internal Area and enjoys a highly visible frontage on the town's main pedestrianised shopping street.  
The property benefits from a large open-plan retail layout across the ground and first floors, making it ideal for a variety of commercial uses within Use Class E, including retail, leisure, showroom, or service-based businesses. The configuration lends itself to either single occupation or subdivision into multiple units (subject to the necessary consents), offering flexibility for a wide range of occupiers.

**Accommodation**

<b>Gross Internal Area (Total)</b>	<b>16,918 sq ft (1,572 sq m)</b>
Ground Floor Net Sales Area	4,867 sq ft ( 452 sq m)
Rear Stock Room	1,531 sq ft ( 142 sq m)
Loading Area	783 sq ft ( 73 sq m)
Lobby	235 sq ft (21.85 sq m)
First Floor	8,440 sq ft ( 784 sq m)
Second Floor	1,062 sq ft ( 99 sq m)

**Lease**

A new lease is available for a term of years to be agreed

**Rental Rental**

£50,000 per annum exclusive of rates and any service charges. Rental payable monthly in advance. A rent deposit may be required

**EPC**

Energy Rating C

**Business Rates**

Current rateable value (1 April 2023 to present)

**£70,500**

**Legal Costs**

**VAT**

We understand that the property is elected for VAT.

**Code for Leasing Business Premises**

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

**Local Authority**

Westmorland and Furness Council. For planning, business rates, and other local services, you can contact the council via their official website: [w](https://www.barrowbc.gov.uk)  
<https://www.barrowbc.gov.uk>

**Viewings**

All viewings are strictly by appointment through Sole agents Azure Property Consultants Ltd  
For further information please contact:  
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