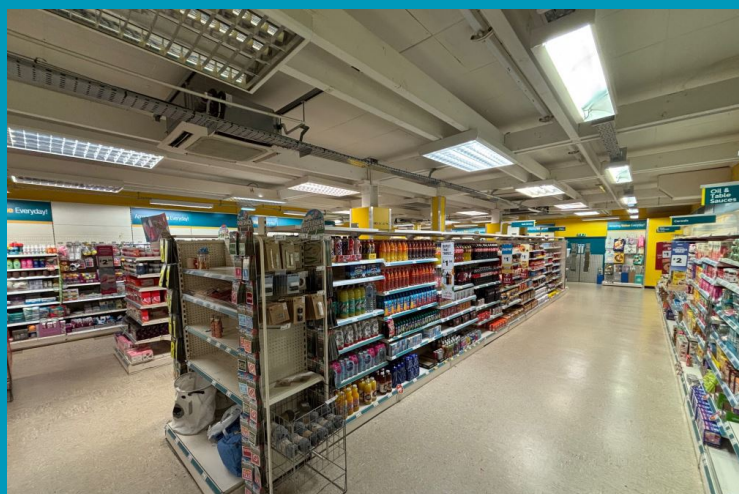


TO LET

157-163 Dalton Road
Barrow-In-Furness
LA14 1PX



RETAIL TO LET

- 4,639 sq ft ground floor plus 14,424 sq ft Ancillary STORAGE AND UPPERS
- Suit various uses subject to all usual consents
- Located in main pedestrianised area
- Opposite Costa, adjacent to Superdrug and McDonalds
- Rear loading bay, two goods lifts
- Good size staff facilities



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

FORMER POUNDLAND A substantial highly visible prime retail property with excellent shop frontage at ground floor and substantial upper parts over two further floors. There is a large almost rectangular retail trading area with useful stock room office and loading bays to rear with staircase and two goods lifts providing access to the first floor which is currently used as storage and warehousing. A further stairwell leads to the second floor providing a good sized staff area with kitchen staff toilets and a couple of smaller offices. Subject to possession To be let on a new full repairing and insuring lease for a term of years to be agreed.

The subject premises are situated in a prime trading position on Dalton Road close to well known national occupiers including Mcdonalds, Superdrug, Costa, Brighthouse to name but a few. The popular Portland Walk Shopping Centre lies to the rear of the premises with further national occupiers. This South West Cumbrian Town has a population of approximately 75,000 with further catchment from neighbouring towns. The permitted use is as a retail shop within Use Class E of the Town and Country Planning (Use Classes) order

To be let on a new full repairing and insuring lease for a term of years to be agreed.

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.

Accommodation

	Sq Ft	Sq M
Gross Internal Area (Total) (1,572 sq m)	16,918	1,571.68
Ground Floor Net Sales Area (452 sq m	4,867	452.14
Rear Stock Room	1,531	142.23
Loading area	783	72.74
Lobby	235	21.83
First Floor	8,440	784.08
Second Floor	1,062	98.66
TOTAL	16,918	1,571.68

VAT

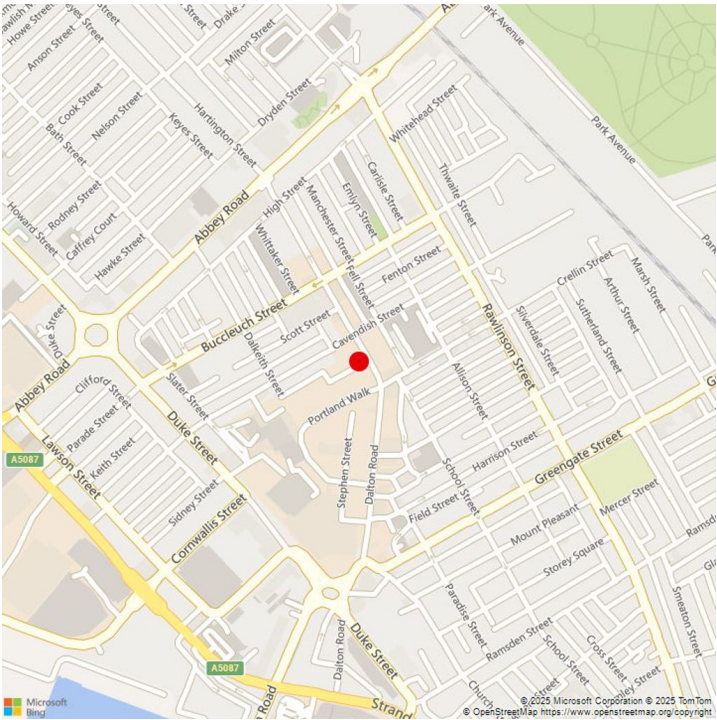
VAT applicable on the rent and other outgoings

Planning Information

E

Legal Costs

Each party is to pay their own legal costs.



Additional Information

Rent

£45,000 Per Annum

EPC

C

Viewing

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

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vanessa@azurepc.co.uk