

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX
Tel: 01524 60524 Fax: 01524 381477
e-mail: irvinetaylor@irvinetaylor.co.uk
www.irvinetaylor.co.uk

CHARTERED SURVEYORS

Irvine Taylor

Shop, workshop, yard and Premises To Let as a whole or in part

**58-64 Dalton Road
Barrow in Furness
LA14 1JB**



CONTACT

For further information or to arrange an appointment please speak to:

Irvine Taylor Ltd
T: 01524 60524
E: irvinetaylor@irvinetaylor.co.uk

- An attractive shop with extensive frontage
- Established A3 Use.
- Two-storey workshop with yard to the rear with dedicated loading area.
- Excellent position between Barrow retail centre and commercial areas.
- Adjacent short stay on street parking.

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

LOCATION

The premises are situated in a parade of shops which include Boots the Chemist and Murrays Chemist which are located between the retail and commercial areas of Barrow. The shop is well located for footfall with ample car parking close by and it is adjacent the recently improved Mall, where Barrow's main market is located.

Approximately 200m from the property is Schneider Square a major road junction in Barrow leading to the main traffic routes through Barrow, the dockyards and other retail and commercial areas.

DESCRIPTION

The premises fronting to Dalton Road comprise a terrace of shops which have been combined to form a café with a frontage of 15.7 metres and an average depth of 8 metres with toilets to the rear and four storage rooms over.

To the rear there is a two storey workshop until recently used as a food factory offering a ground floor area of approximately 151 square metres (1633 square feet) with a workshop/store of 99.6 square metres (1072 square feet)

Adjoining the workshop there is a yard currently housing walk in freezers.

The workshop and yard have access from Paradise Street and Greengate Street and have a dedicated loading lay-by.

The property is in need of some refurbishment and would lend itself to partial redevelopment.

Internal Picture



ACCOMMODATION

	Sq ft	Sq m
Shop/Café	1346	125
Back shop	1633	151.70
First Floor	2275	217.3

Plus W/C facility and private Kitchenette.

SERVICES

Mains water, electricity, and drainage are all connected to the property.

RATES

We understand from the Valuation Office Agency website that in the 2010 Rating List the current Rate able Value of the premises is £22,500, and it is entered as "Shop & Premises"

Based on the current figure of 0.414 p/£ the rates payable would be £9,315.00.

Intending lessees should satisfy themselves as to the extent of all potential outgoing. Small business relief may be available and intending lessees should make their own enquiries at Barrow Borough Council Business Rates Department (01229) 406175.

LEASE TERMS

The premises are available either as a whole or in part on a new lease, the terms to be negotiated and to reflect the degree of refurbishment to be undertaken by the landlord/or tenant.

RENT

As a guide the rent for the whole on refurbishment and on FRI terms will be £40,000 per annum

VAT

We understand that VAT will not be applicable to the rent.

LEGAL COSTS

The tenant to pay the landlord's reasonable legal costs incurred in the preparation of the lease.

VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd
E: irvinetaylor@irvinetaylor.co.uk
T: 01524 60524

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

These particulars do not constitute, nor constitute any part of, an offer of contract.

None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.