**Chartered Surveyors Commercial Property Consultants Valuers** 





# **LOCK-UP RETAIL UNITS**

79.8 m<sup>2</sup> (859 ft<sup>2</sup>)

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

- Prominently situated
- Recently refurbished
- Centrally located

Preston

PR1 3JJ

76 Church St

Lancaster

LA1 1ET





# 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):

ft2

10 Duke Street 79.8 859

#### **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, and Westmorland 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 (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.

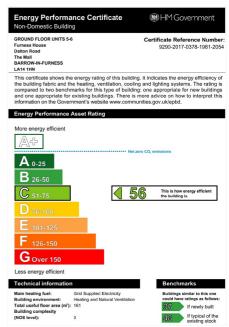
# Service Charge

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**

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

# **Energy Performance Certificate**



# 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** 

Contact: Mary Hickman Telephone: 01524 60524

Email: mh@eckersleyproperty.co.uk

