

**PRIME SHOP & OFFICE PREMISES**

Unit 5 133-135 Dalton Road

Barrow-in-Furness, LA14 1HZ

Prime Ground & First Floor Shop/Office

To Let

3,731 sq ft
(346.62 sq m)

- Prominent Window Frontage
- Wooden & Carpet Flooring
- Equally Split Up Private Offices
- Large Office/Storage Space On The First Floor
- Kitchenette
- Many Well Know & Local Retailers Situated Around The Premises

Summary

Available Size	3,731 sq ft
Rent	£28,000 per annum
Rates Payable	£15,095 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (104)

Location

The property is shown for identification purposes on the enclosed street traders’ plan and occupies a 100% prime location close to the junction of Portland Walk & Dalton Road. Other occupiers in the immediate vicinity include Costa, Specsavers, Greggs, McDonald’s, Lloyds Banking Group,, H Samuel, Subway & NatWest. BAE Systems are converting the former Debenhams Department store & adjoining properties into “The Bridge” and a large training centre.

Description

The property comprises a former Halifax branch, and is fitted out on the ground floor with suspended ceiling, hardwood and carpeted floor coverings and with various partitioned offices towards the rear of the premises. There is a large storeroom at first floor level, and a staff canteen/kitchen area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,399	222.87	Available
1st - First Floor	1,332	123.75	Available
Total	3,731	346.62	

Lease

A new proportional Full Repairing and Insuring Lease is to be granted for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside of the security Landlord and Tenant act 1954.

Rent

£28,000 pax

Legal Cost

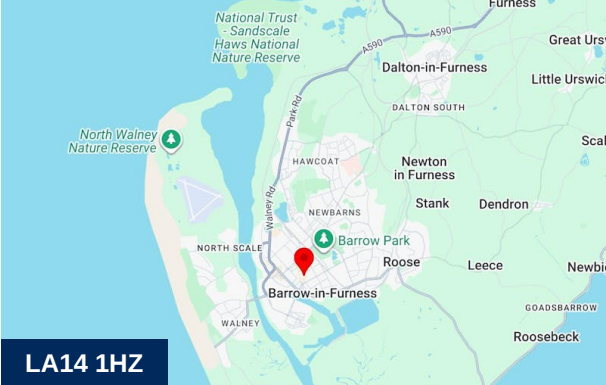
Each party to bear their own legal costs.

IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through the agents Peill & Company, Tel Number: 01539 888 000, admin@peill.com for viewings or joint agents, Christo & Co Tel Number: 020 7482 1203



Viewing & Further Information



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