

AVAILABLE DUE TO RELOCATION AND EXPANSION

STRICTLY CONFIDENTIAL, STAFF UNAWARE

BARROW IN FURNESS - 63 – 75 Dalton Road, LA14 1HZ



LOCATION

The subject property is located on the corner of the pedestrianised Dalton Road. Dalton Road is the main town centre retail pitch of Barrow. The unit is also well linked to Portland Walk Shopping Centre. Nearby retailers include Sports Direct, Poundland, Store 21, Argos and Home and Bargains. We understand the population for Barrow is approximately 60,000.

DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

Ground Floor	5,975 sq ft	555.10	sq m
Ancillary	601 sq ft	55.84	sq m
First Floor storage/staff	2,150 sq ft	199.7	sq m

TENURE

The unit is available on an existing 20-year lease due to **expire 21st January 2028**.

RENT

The current rent passing is **£105,320 pax**

N.B. Alternatively, there is the possibility to purchase the freehold

INCENTIVES

Offers invited.

RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£55,000
Rates Payable 2022/23 (51.2p) -	£28,600

VIEWINGS

Strictly by appointment only via Burns Property Consultants

CONTACT

Martin Musgrave
martin@burnsproperty.co.uk
M: 07971 356 782

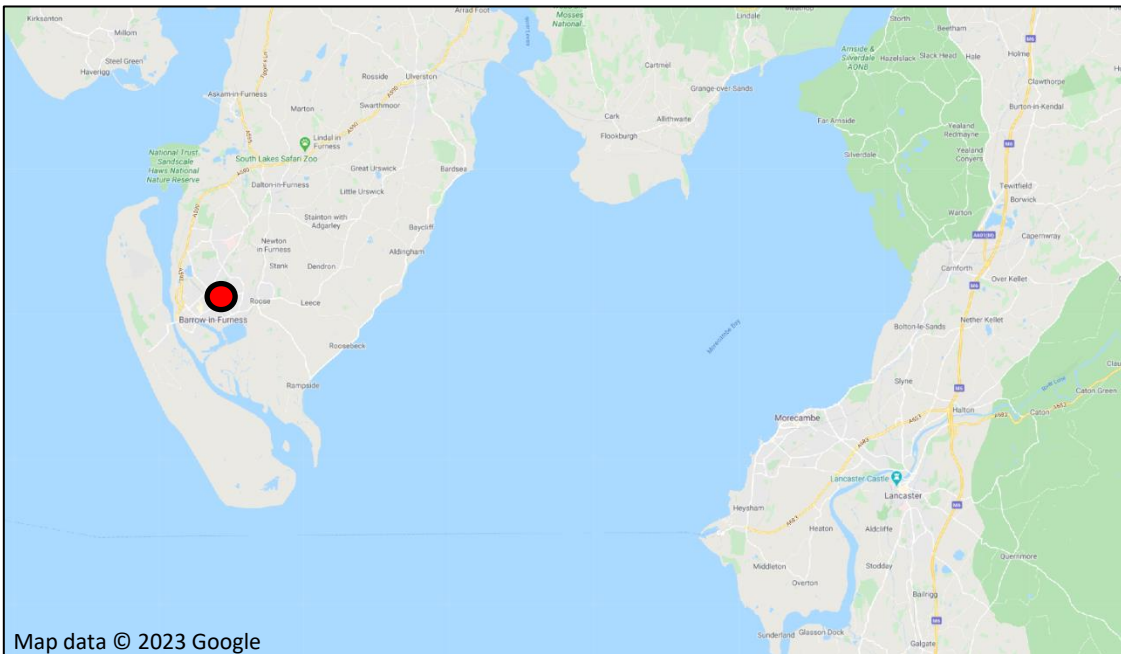
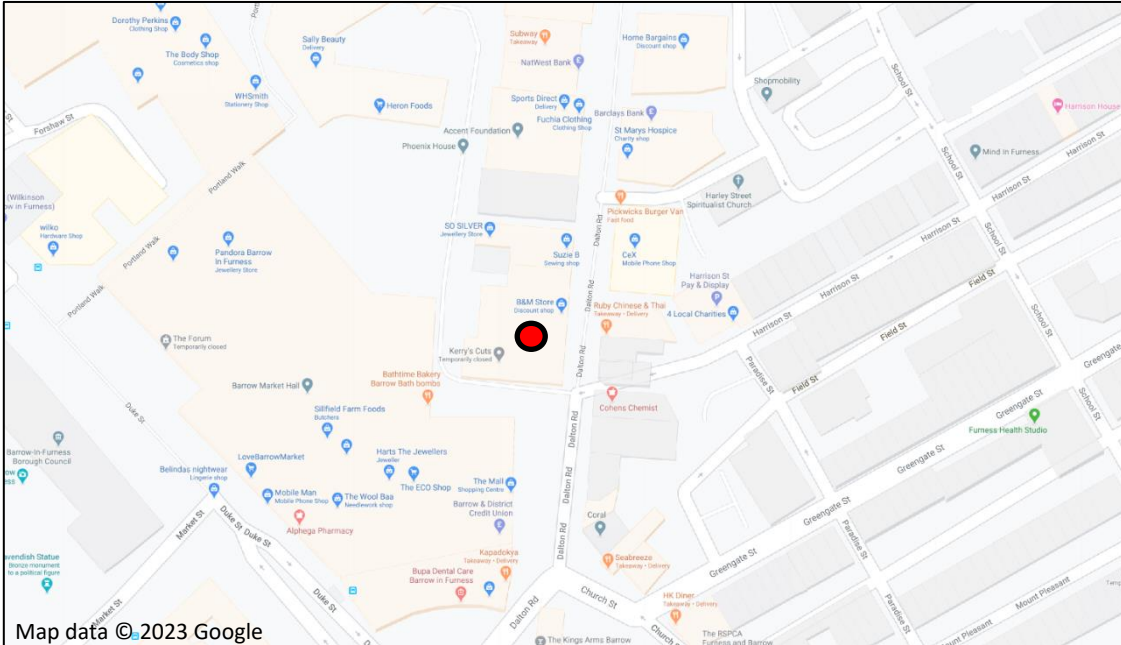
Or contact our joint agent Simon Adams at Peill & Co.

simon@peill.com
T: 01539 888 000

Subject to Contract 01.07.23

01704 834 836

36A CHAPEL LANE
FORMBY
LIVERPOOL L37 4DU



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Energy Performance Certificate Non-Domestic Building



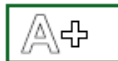
B & M Bargains
63-75 Dalton Road
BARROW-IN-FURNESS
LA14 1HZ

Certificate Reference Number:
9282-3062-0057-0000-8321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

57

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 880
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 66.21

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

71 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.