



**FOR
SALE**

**TO
LET**

216-218 Dalton Road

Barrow-In-Furness, Cumbria, LA14 1PN

HIGHLY VISIBLE FORMER RETAIL BANK PREMISES SUITABLE FOR
VARIOUS USES WITH RENTAL INCOME UNTIL 31 JULY 2024

WG

WALTON GOODLAND

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Located in main
pedestrianised retail core

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KEY HIGHLIGHTS

- Currently let as a PIP Government assessment/consultation Centre with vacant possession due 31 July 2024
- Upto 6 months rental income¹ (£10,500), i.e. from February – 31 July 2024
- Located in main pedestrianised retail core
- Freehold available for sale or alternatively will consider a new lease
- Opposite The Townhouse boutique hotel/ restaurant, Nationwide, Santander, Holland & Barrett and Coral
- Prominent glazed shop frontage with upper floor offices/stores and basement
- Mixed use area comprising retail, coffee shops and cafes
- Well maintained space suited to a variety of alternative uses
- The building benefits from street level access to the front
- Fell Street public car park is 50 metres away

¹ rental income quoted reflects period until lease termination and is reducing the closer it gets to 31 July 2024.

WALTON GOODLAND

LOCATION

The subject property occupies prominent frontage to Dalton Road in Barrow town centre forming part of the main commercial retail core. Occupied for many years by the Furness Building Society, the property is currently let as a PIP Consultation Centre. Nearby and adjacent occupiers include The Townhouse boutique hotel/restaurant, Nationwide, Santander, Holland & Barrett and Coral.

Barrow-in-Furness is a sub-regional centre situated in southwest Cumbria with a 30-minute drive time population of approximately 120,000. Significant local employers include BAE Systems, who are undertaking the Successor and Dreadnought Nuclear Submarine programmes, with other employment based around the renewable energy and engineering sectors comprising supply chains for BAE Systems, Sellafield Limited and Britain's Energy Coast.

DESCRIPTION

A substantial 3-storey mid-terrace building of brick construction with modern full height glazed double shop frontage and street level access. The upper floors comprise office space and ancillary stores. There is expansive basement storage and rear lane access. The property would suit a variety of uses.

ACCOMMODATION

The property comprises the following approximate dimensions:

Ground Floor

Sales 1,366 sq ft (127 sq m)

First Floor

Offices 726 sq ft (67 sq m)

Ladies 1 wc & 1 whb

Gents 1 wc & 1 whb

Second Floor

Offices 851 sq ft (79 sq m)

Basement

Stores 1,010 sq ft (94 sq m)

Total 3,953 sq ft (367 sq m)



SERVICES

All mains services are connected to the property which also benefits from air conditioning and gas central heating.

TENURE

The property is offered for sale freehold subject to the existing lease to Atos IT Services UK Limited dated 31 July 2022.

The tenant has given written notice of its intention to terminate the lease at the property in accordance with the forthcoming break date on 31 July 2024. The passing rent is £21,000 pa which the tenant is responsible for payment of in full until the break notice date. The existing lease is held on internal repairing and insuring terms subject to a schedule of condition.

A new lease will also be considered for a term of years to be agreed from 1 August 2024.

PRICE / RENT

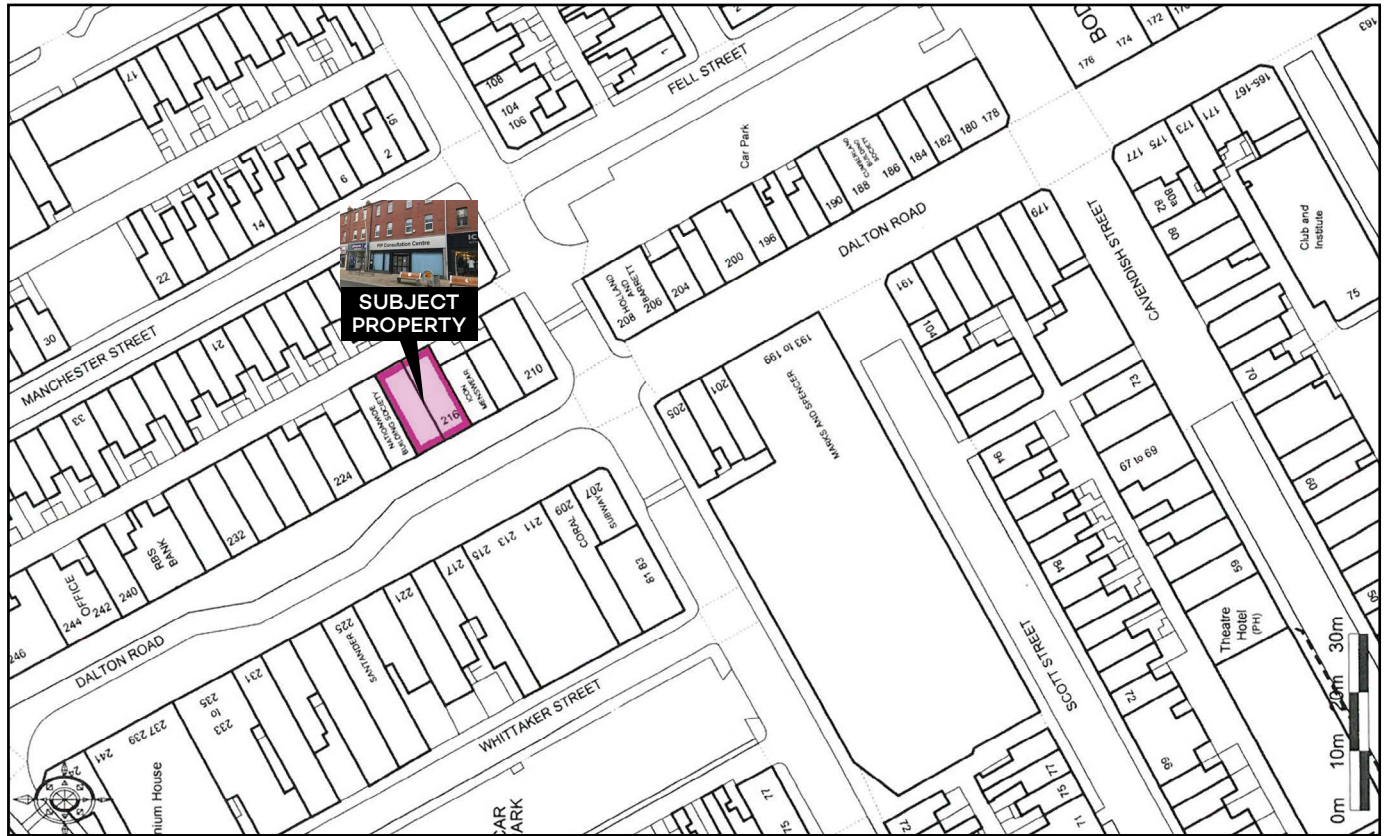
£190,000 for the freehold property or;

a rent of **£21,000 pa**, exclusive of Business Rates, Vat and all other outgoings.

PLANNING

The property is situated within an area of mixed use in the main retail shopping core of Barrow-in-Furness. Originally a bank, it is currently used as an independent assessment/consultation centre by Atos on behalf of the Department of Work & Pensions.

We anticipate retail, restaurant, café, office/professional services, medical/health and fitness uses for example will all be acceptable subject to consultation with Westmorland & Furness Council and where necessary any planning approvals.



Interested parties can enquire of Westmorland & Furness Council on www.westmorlandandfurness.gov.uk or alternatively telephone: 0300 373 3300.

BUSINESS RATES

Shop and Premises: **£16,500** (2023)

NOTE : There is potential current rate relief from Business Rates for retail and hospitality occupiers subject to status and local authority guidelines. In the year 1 April 2023 – 31 March 2024 this equates to 75% off your Business Rates bill. This has now been further extended to cover the financial year 2024/25.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract. All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

VAT

Vat is not applicable.

EPC

The property benefits from an EPC Rating of C-68.

VIEWINGS & CONTACT

Please refer all enquiries to Walton Goodland.

t: 01228 514199

e: agency@walgoodland.com

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