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**TO
LET**



TWO STOREY RETAIL UNIT

599.4 m² (6,449 ft²)

Unit 35
Portland Walk
Barrow in Furness
LA14 1DB

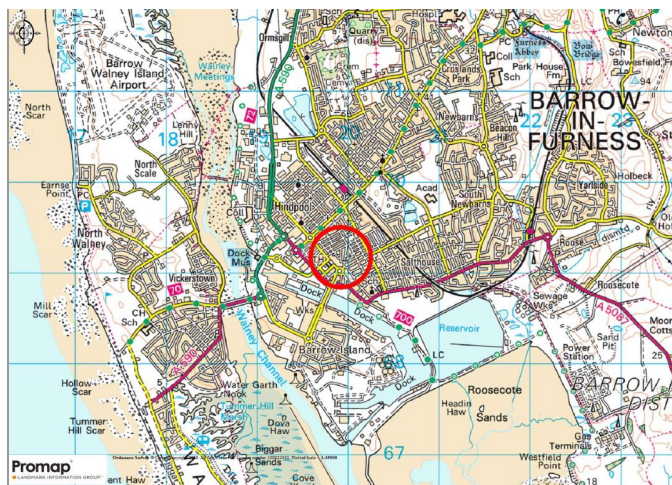
- Prime retail location
- Extensive return frontage
- Situated within the town's pedestrianised zone

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Location

Located in a prominent corner position and benefiting from extensive return frontages to both Portland Walk and Dalton Road, the unit is situated close to Debenhams Department store and many other national retailers as well as Barrow's thriving indoor and outdoor markets.

Other occupiers in the immediate vicinity include Clarks Shoes, McDonalds, Thorntons, New Look, EE, Vodafone, Pandora and Clintons.

Barrow is the primary retail focus for both the town's resident population but also the wider population throughout South West Cumbria and the Southern Lake District.

Description

The subject premises comprise a two-storey retail unit situated in a prominent position.

Internally, the unit provides extensive open plan ground floor sales together with additional sales accommodation on the first floor accessed via a customer staircase located centrally within the sales area on the lower level.

Ancillary accommodation is also provided on the upper level currently encompassing stock rooms, staff WC and kitchen facilities.

Accommodation

The premises extend to the following approximate internal areas:-

	m ²	ft ²
Ground floor sales	321.6	3,460
First floor ancillary	277.8	2,989
Total NIA	599.4	6,449

Services

We believe the premises benefit from mains service connections to electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £74,500.

Interested parties should, however, make their own enquiries of the local rating authority, Barrow Borough Council (tel. 01229 406175).

Planning

The subject premises have an established use classification within Class A1 (retail shops) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should, however, make their own enquiries of the local Planning Authority, Barrow Borough Council (tel. 01229 876543).

Tenure

The premises are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

Asking Rental

£40,000 per annum, exclusive.

Service Charge

The tenant will pay a proportionate contribution towards the costs incurred by the Landlord in respect of the repair and maintenance of the common areas and the services provided thereto.

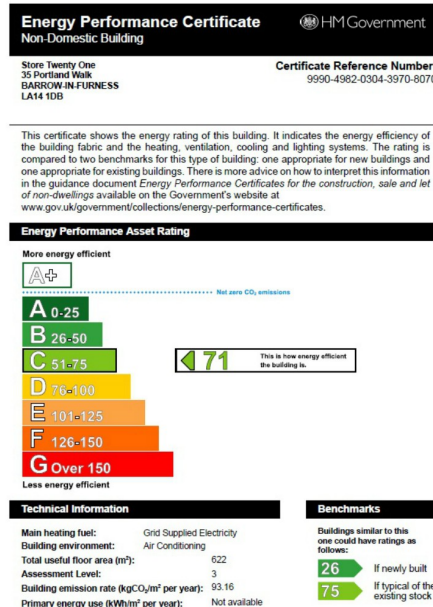
Photographs and Plans

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

Legal Costs

Each party to be responsible for their own legal costs incurred in each transaction.

Energy Performance Certificate



VAT

All rentals quoted are exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Via joint agents:

Eckersley

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Peill & Co

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