

203-205 Dalton Road Barrow-in-Furness, Cumbria LA14 1PP

lot 87

Freehold Retail Investment

- Prominent corner position close to Marks & Spencer
- Pedestrianised town centre location close to Portland Walk Shopping Centre
- Nearby occupiers include Poundworld, Subway and Holland & Barrett
- VAT free investment

Rent
£32,000 per
annum
exclusive



On behalf of
Receivers



Location

Miles: 67 miles north of Preston
71 miles south of Carlisle
97 miles north-west of Leeds
Roads: A590, A595
Rail: Roose and Barrow-in-Furness
Air: Manchester Airport

Situation

The property is situated in a prominent corner position on the northern side of the pedestrianised retail thoroughfare. Nearby occupiers include Marks and Spencer, Holland & Barrett, Cumberland Building Society, Vision Express and Thomas Cook.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor. The property benefits from a return frontage to Buccleuch Street and from nearby occupiers including Poundworld, Subway and Holland & Barrett.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	112.70 sq m (1,213 sq ft)	GREENWOODS MENSWEAR LIMITED (1) (2)	15 years from and including 26/04/2003 on a full repairing and insuring lease	£32,000	25/04/2018
First	Ancillary	100.80 sq m (1,085 sq ft)				
Totals		213.50 sq m (2,298 sq ft)			£32,000	

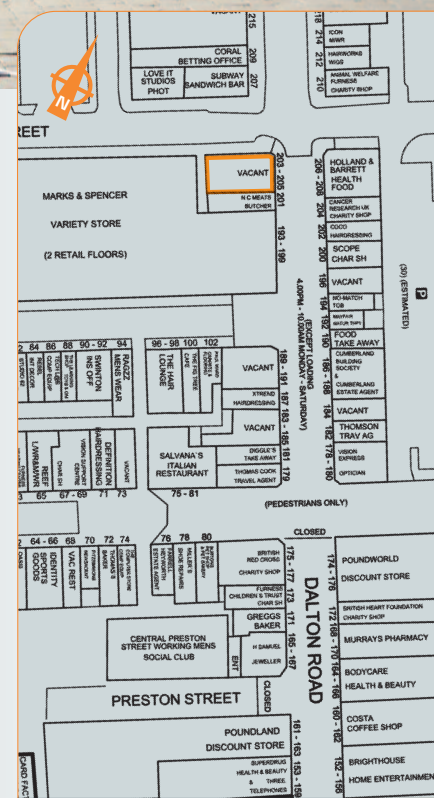
- (1) Greenwood's is a men's suit and fashion retailer with headquarters in Bradford and began trading in 1860 (Source: www.greenwoodsonline.com).
 (2) The tenant is not currently in occupation but is up to date with their rental payments.

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