

**7457/BB BEST BIDS INVITED BY**  
**12 Noon 14 February 2025**

## BARROW IN FURNESS

171 DALTON ROAD

## FOR SALE

**\*\* PRIME RETAIL UNIT \*\***  
**\*\* SUITABLE FOR VARIOUS USES \*\***

### LOCATION

Barrow in Furness is a sub-regional centre in south-west Cumbria with a resident population of approximately 70,000 but draws on a wider catchment incorporating surrounding towns and villages. The town lies approximately 34 miles from Kendal and J36 of the M6 motorway.

Significant local employer includes BAE Systems, who have recently acquired the former Debenhams within the town centre will shortly be opening a new training facility from the building.

The unit is situated in a prime retail location along Dalton Road on the pedestrianised section. Nearby occupiers along Dalton Road include Holland & Barrett, McDonalds, Costa and Poundland. For identification purposes only the property is shown coloured red on the attached Goad road plan.

### DESCRIPTION

A three storey mid-terraced retail unit of brick construction under a pitched slate roof. The building provides a retail unit at ground floor level with staff offices and ancillary stores to the upper floors. A small external yard is to the rear which provides basement access also.

### ACCOMMODATION / AREAS

Net Sales Area	43.01 sq m	(463 sq ft)
First Floor	25.46 sq m	(274 sq ft)
Second Floor	33.26 sq m	(358 sq ft)

### SERVICES

We understand mains water, electricity, gas and drainage are connected to the property.

### ENERGY PERFORMANCE CERTIFICATE

The property has the following energy rating of E-118.



### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £9,300. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

**\*\* 100% RATES RELIEF ATTAINABLE \*\***

### SALE PRICE

Offers in the region of **£85,000** are invited for the freehold interest with vacant possession. **Best bids invited by 12 Noon Friday 14 February 2025. Please complete the attached form.**

### COSTS

Each party will bear their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT which will be charged in addition where applicable.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain Tel: 01228 635002  
 Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison Tel: 01228 635007  
 Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

### Details amended

January 2025



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

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## Barrow-in-Furness



Experian Goad Plan Created: 25/07/2022  
Created By: Carigiet Cowen



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BEST AND FINAL OFFERS TO BE RECEIVED BY 12 NOON FRIDAY 14<sup>TH</sup> FEBRUARY 2025

I/We \_\_\_\_\_ (Name and address in capital letters please)  
of \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

wish to offer the sum of £ \_\_\_\_\_  
(In figures and words please)  
\_\_\_\_\_

for the property known as **171 DALTON ROAD, BARROW IN FURNESS LA14 1PX**

**TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE FOLLOWING INFORMATION**

Please state your Finance source. \_\_\_\_\_

If cash, provide proof of funds (bank statement) \_\_\_\_\_

Have you provisionally arranged finance? \_\_\_\_\_

Is the offer dependent upon the sale of another property? \_\_\_\_\_

If yes, what is its address? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If yes, is it on the market? \_\_\_\_\_

Please give Agent's address and telephone number \_\_\_\_\_  
\_\_\_\_\_

Your Solicitor's name and address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Please complete and return to**

Carigiet Cowen, Suite 2 Telford House, Riverside, Warwick Road, Carlisle CA1 2BT  
Or email [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk) by 12 Noon Friday 14<sup>th</sup> February 2025