

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 202 Dalton Road

Barrow-In-Furness, LA14 1PR

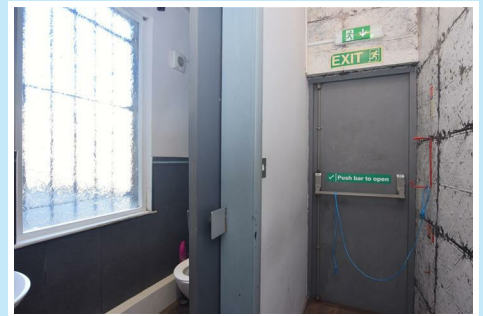
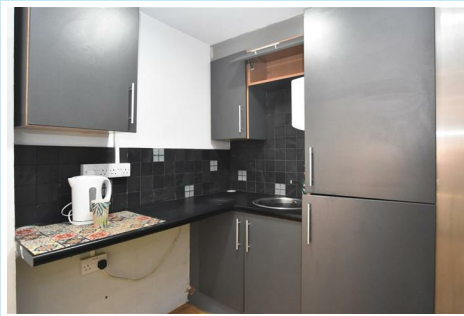
Offers In The Region Of £100,000



# 202 Dalton Road

Barrow-In-Furness, LA14 1PR

## Offers In The Region Of £100,000



*Benefitting from a prime position on the towns main high street this three storey shop has previously been used as a hair and beauty salon but would lend itself to a variety of uses. All three floors are presented in a manner which offers the occupier the versatility of utilising the spaces for public or private use. The freehold building is offered with vacant possession and no onward chain.*

Upon entering the the shop you will find a reception desk and spiral staircase which climbs up to the first floor. There is an impressive double height space with balcony allowing plenty of natural light in. The floors have been fitted with herringbone LVT flooring and the ceilings with recessed spotlighting. The walls have been finished with tasteful and modern accents which gives the shop personality and warmth. To the rear of the ground floor is a small kitchenette with storage and a sink.

The first floor has a picture window to the front aspect and balcony overlooking the reception area. With co-ordinating décor to the ground floor this space is ideal as a secondary public area. A spiral staircase provides access to the second floor and a hallway leads to the fire escape and WC.

The third floor has a good size landing area. There are two good office/treatment rooms and a kitchenette with sink and space for appliances with access also to the WC.

### Main Shop Area

33'9" x 13'0" (10.29 x 3.98 )

### Ground Floor Kitchenette

5'9" x 6'3" (1.76 x 1.92 )

### First Floor Shop Area

12'9" x 18'0" (3.90 x 5.50 )

### First Floor WC

6'9" x 3'2" (2.06 x 0.99 )

### Second Floor Kitchenette

5'1" x 10'2" (1.57 x 3.12 )

### Office One

12'6" x 4'8" (3.83 x 1.44)

### Office Two

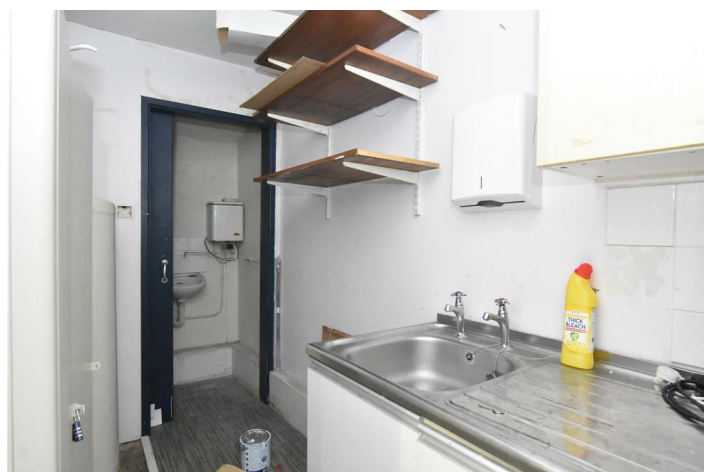
6'9" x 8'6" (2.07 x 2.61 )



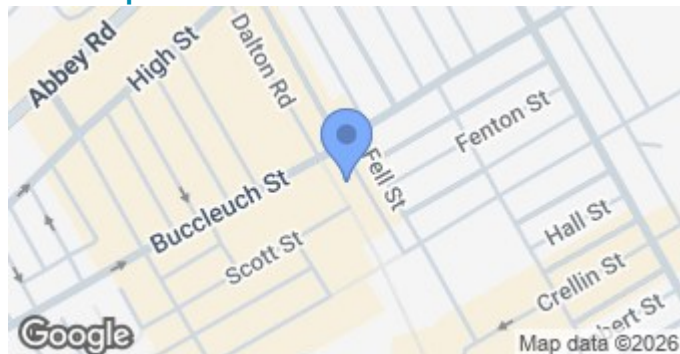


- Prime Location
- Three Storeys
- Ready For Occupation
  - Well Presented
- Good Shop Frontage

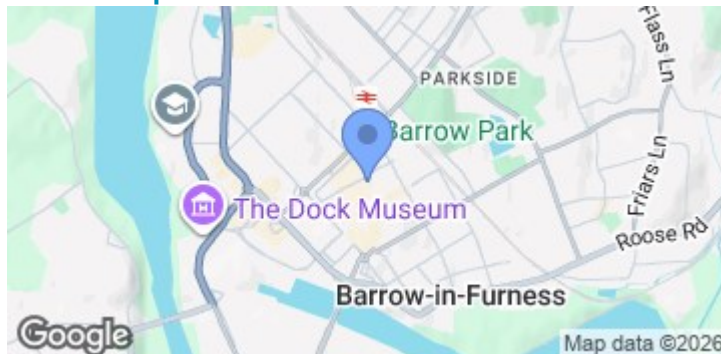
- Main High Street
- Freehold Premises
- Versatile Spaces
- Electric Heating
- Rateable Value - £6600



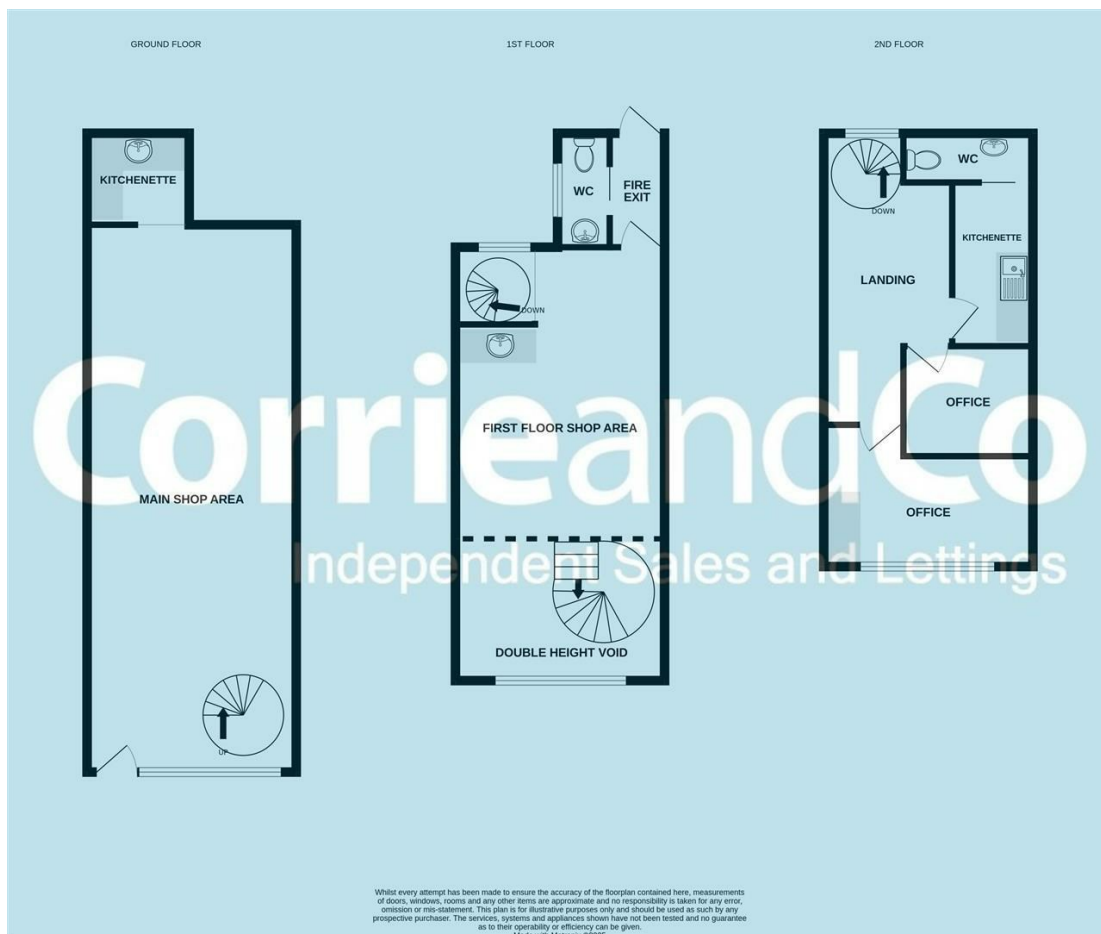
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		