

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



**194 Dalton Road**  
Barrow-In-Furness, LA14 1PR  
**Offers Over £80,000**



# 194 Dalton Road

Barrow-In-Furness, LA14 1PR

## Offers Over £80,000



*This is a traditional three storey, town centre shop/rental premises - in a prime location. An excellent investment opportunity. The premises comprise of an ample shop area with additional rooms and a cloak to the first and second floor.*

### Approach

A glazed front door offers access to this well located street shop premises.

### Shop

**20'4" x 11'5" (6.2 x 3.5)**

With a window to the front the premises is situated along Scott Street opposite former Marks & Spencers. The room has a suspended ceiling, lighting, power points and a door.

### Rear Store

**13'5" x 12'9" (4.1 x 3.9)**

Fluorescent and electric lights, power points, stainless steel sink and water heater with an external door to the rear.

### First Floor

#### Room One

**10'9" x 6'10" (3.3 x 2.1)**

With UPVC double glazed window to the front, two double power points and electric light.

#### Room Two

**10'9" x 5'10" (3.3 x 1.8)**

With electric light and one double power point.

#### Room Three

**14'1" x 10'5" (4.3 x 3.2)**

With a double glazed window to the rear, two ceiling lights and three double power points. There is also access to the upper level stairs, to the stairs and to the ground floor.

### Rear Store/Room Four

**6'2" x 6'10" (1.9 x 2.1)**

With electric light and one double power point. Stairs provide access to the second floor.

### Second Floor

#### Cloaks

UPVC double glazed window. Fitted WC and vanity basin.

#### Front Room

**12'1" x 12'9" (3.7 x 3.9)**

With UPVC double glazed window, two pendant ceiling lights and three double power points.

#### Rear Room

**12'5" x 13'1" (3.8 x 4)**

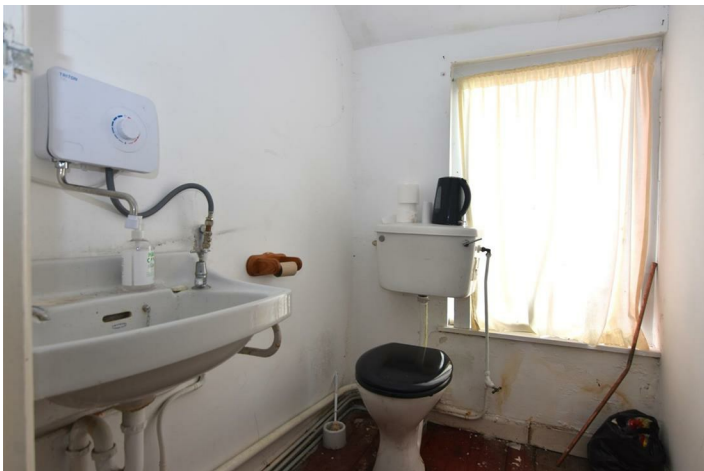
Electric lights and two double power points.

#### Rear Yard

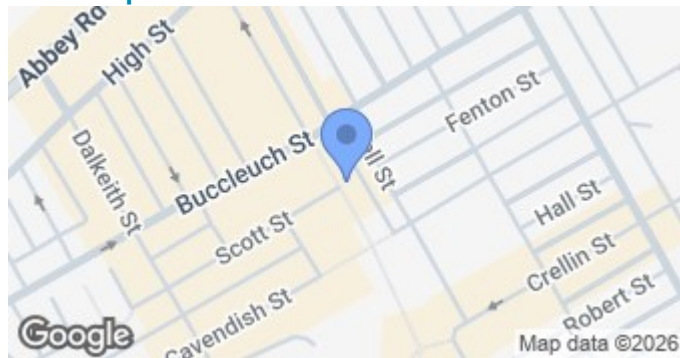


- Investment Opportunity
- Enclosed Rear Yard

- Prominent Location
- Freehold Premises



## 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	