CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



128-130 Dalton Road

Barrow-In-Furness, LA14 1JH

Plus Vat £220,000

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A prominent commercial premises with substantial accommodation arranged over three floors, occupying a highly visible position on Dalton Road. The property comprises a ground-floor shop/retail premises, with the first and second floors providing a variety of rooms, offices and storage areas. The upper floors offer considerable versatility and could potentially be reconfigured or adapted to suit alternative uses, subject to the necessary planning permissions and consents. Parts of the property would benefit from refurbishment, presenting an opportunity for an incoming owner or investor to improve and maximise the accommodation and its potential. The property is currently occupied by "The Works", with the existing business in situ under a lease until 30th September 2030, producing a rental income of £12,000 +VAT. All viewings via the Sole Agent, Corrie and Co 01229 825333.

Ground floor: Commercial shop, secure back door, key code staff access, suspended roof, CCTV, Store front on Dalton Road, Prominent position likely to benefit from proposed regeneration scheme.

First floor: Double glazing, Connection points, Kitchen with sink and sockets.

Top floor: 4 rooms in need of attention. Double Glazing.

Let to the Works until 30/09/2030 at a gross annual rental of 12,000.

Ground Floor

Front Store
38'4" x 25'11" (11.7 x 7.9)

Rear Store
19'8" x 19'0" (6.0 x 5.8)

First Floor

Office
10'5" x 11'9" (3.2 x 3.6)

Kitchen
6'6" x 11'1" (2.0 x 3.4)

Store Room
25'11" x 13'1" (7.9 x 4.0)

Small Store Room
5'6" x 5'10" (1.7 x 1.8)

Toilet One

Toilet Two

Top Floor

Room One
14'9" x 7'10" (4.5 x 2.4)

Room Two
10'5" x 12'1" (3.2 x 3.7)

Room Two
10'5" x 13'1" (3.2 x 4.0)

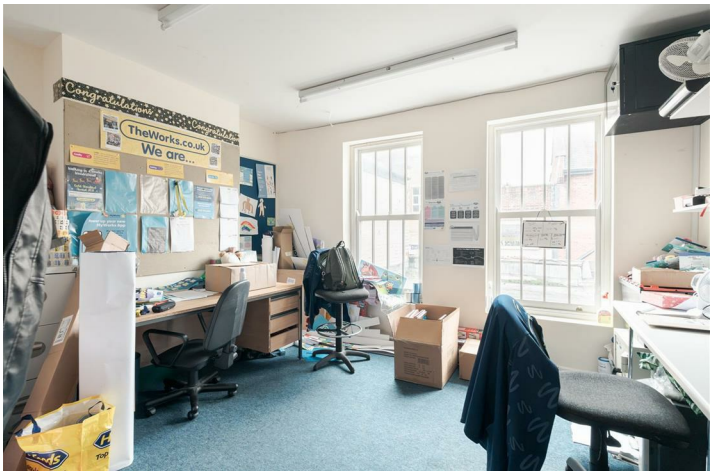
Room Four
14'5" x 7'6" (4.4 x 2.3)



- Prominent location
- Ground floor retail premises
- Two further storeys above with offices and stores
- Potential to reconfigure the upper floors, subject to relevant PP
- Existing tenant: "The Works" until September 2030
- Gross annual rental income of £12,000





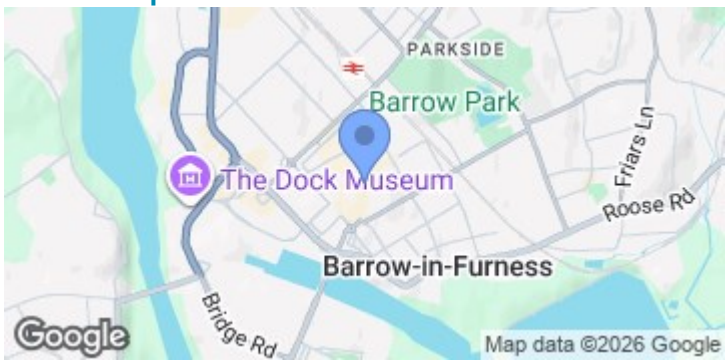




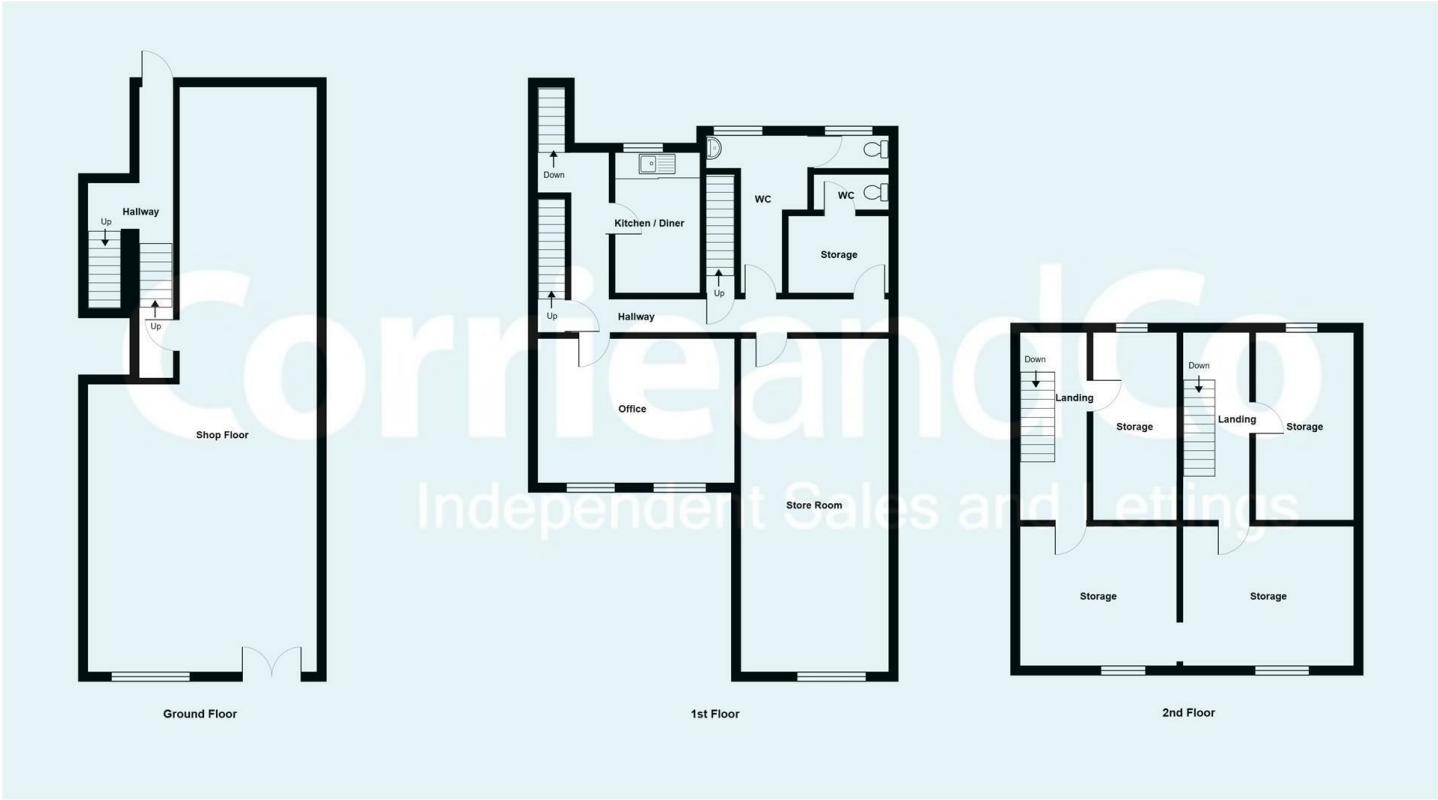
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

