CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

78-80 Dalton Road

Barrow-In-Furness, LA14 1JH

Plus Vat £145,000

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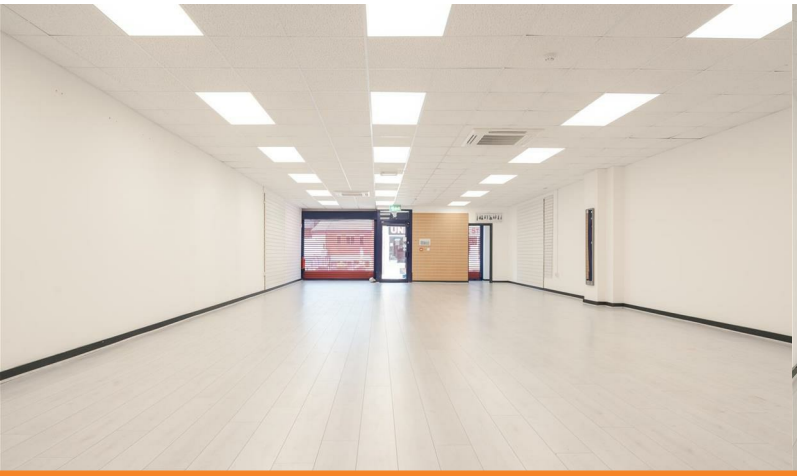
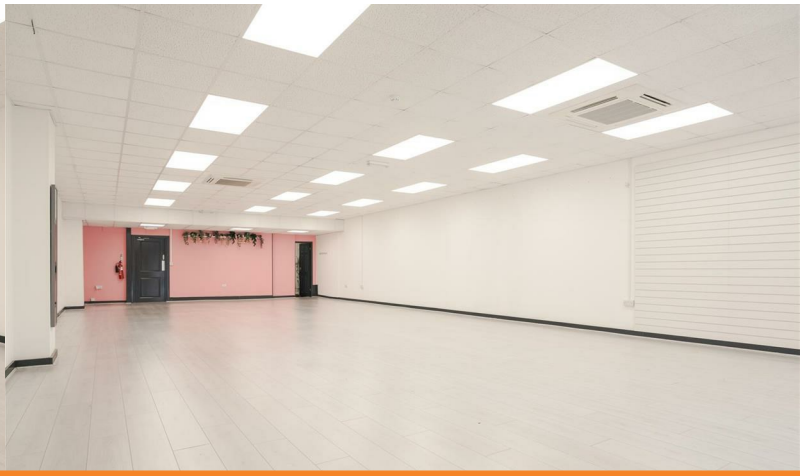




Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

78-80 Dalton Road

Barrow-In-Furness, LA14 1JH

Plus Vat £145,000

Well located and traditional retail/ shop premises. In excellent order throughout. Ideal for a wide range of businesses. Double fronted shop front with open plan ground floor. Air conditioning, laminate flooring and modern specification. Outstanding value and vacant possession.

Excellent and superior exterior, with double fronted windows with shutters. Central and glazed front door with enclosed porch. Entering the retail area there is a ceiling height of 2.60 meters. The space is extremely well presented, with laminated flooring, suspended ceiling, air conditioning unit and power points. Small cloaks with WC and vanity basin. Door to rear leads to hall area and external door.
Stairwell leads to the first floor and corridor with light and window. Access into the store / open display area with two windows and laminate flooring. The additional store room has a built in cupboard There is a well appointed kitchen area with window, lights and wall heater, Fitted with modern base units and sink, space for fridge and laminate flooring.

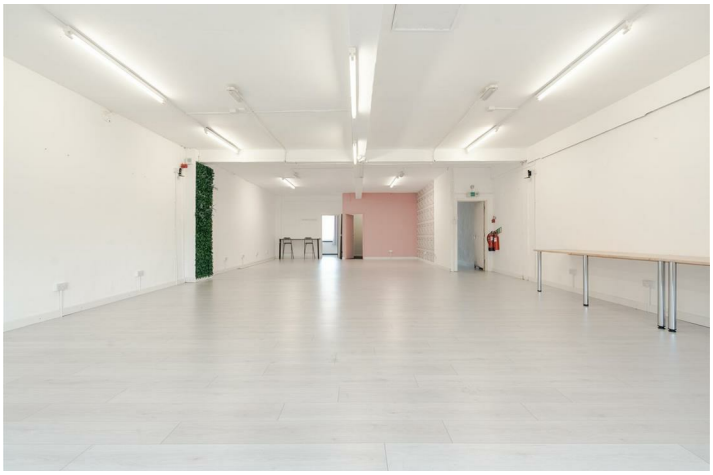
Retail Area
57'1" x 23'11" (17.40 x 7.30)

First Floor Display/ Store
64'7" x24'7" (19.70 x7.50)

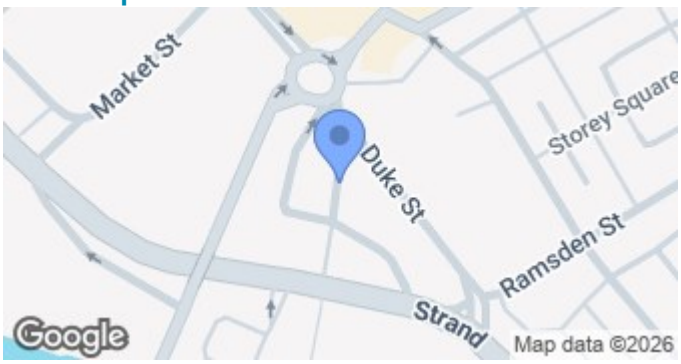
First Floor Store
7'10"x 10'2" (2.40x 3.10)

Kitchenette
8'6" x 11'9" (2.60 x 3.60)

- *Prime Trading Location*
- *Store Room, WC and Kitchen*
- *Air Conditioning*
- *Large Open Plan Retail Area*
- *Retail Area - 1,300 sq.ft/ 127sq.m*
- *Lease terms Negotiable*

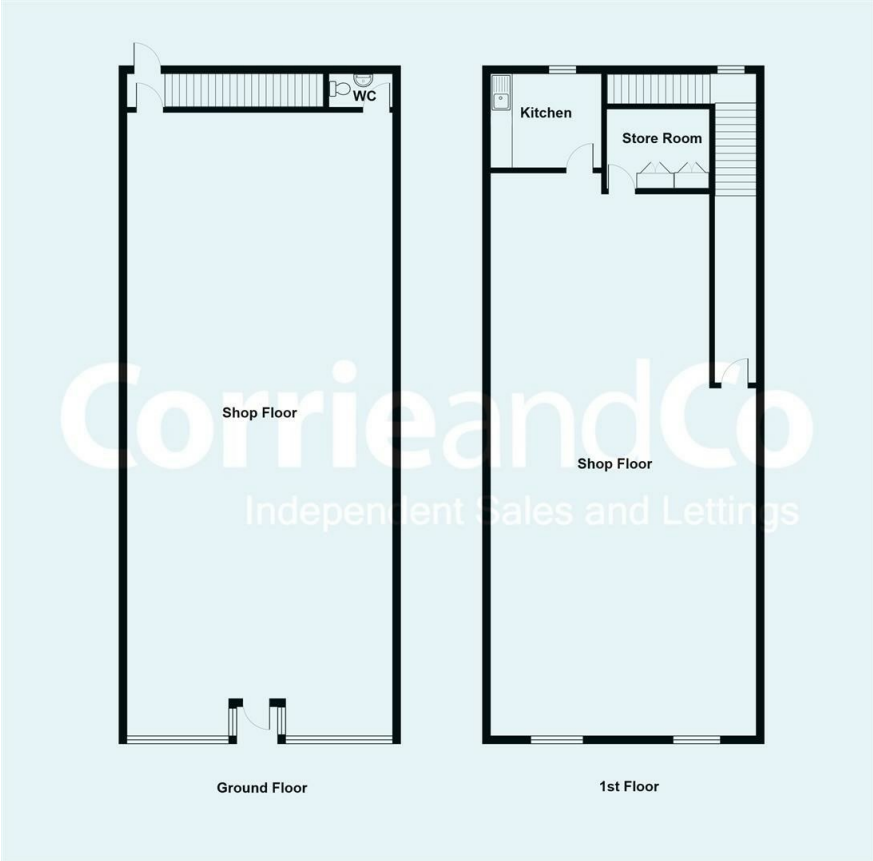


Road Map



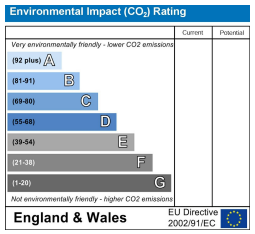
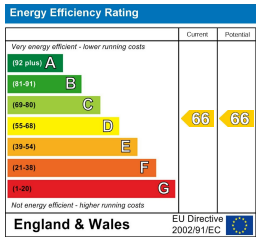
Terrain Map

Floor Plan



CorrieandCo
Independent Sales and Lettings

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.