

Retail Lock-up Shop To Let

93 Buccleuch Street
Barrow-in-Furness
Cumbria
LA14 1QP

Edwin
Thompson



- Centrally located within Barrow-in-Furness, close to Marks & Spencer, Holland & Barrett, Subway and Furness Building Society
- Stylish Retail space providing approximately 491 sq ft

Rental – £475 per month exclusive

Ref F1034

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548385
F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



LOCATION

The subject ground floor retail premises are located on Buccleuch Street in Barrow-in-Furness town centre.

Barrow-in-Furness is situated on the southern tip of Cumbria, to the north of Morecambe Bay and only 20 minutes from the Lake District. Barrow's principal road link is the A590, linking it to Ulverston, the Lake District and the M6 motorway.

The town is a sub-regional centre with a well-defined catchment population in excess of 100,000 incorporating neighbouring towns such as Dalton, Ulverston and Millom.

Buccleuch Street connects into Dalton Road, one of the main retail areas of Barrow-in-Furness. Nearby retailers currently trading include Marks and Spencer, Holland and Barrett, Subway and Furness Building Society all within 100 metres of the subject property.

Abbey Road, a main arterial route through Barrow is less than 200 metres to the north of the premises and the central train station is circa 400 metres to the north.

DESCRIPTION

The premises provide a recently refurbished ground floor lock up shop with new double glazed windows and full redecoration throughout. Internally the premises are open plan with plastered ceilings and walls with a staff/stock area and WC to the rear.

The surrounding area provides good parking facilities with a car park adjacent to the property and additional parking throughout the town centre.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

GF Retail Area 45.60m² (491 sq ft)

RENTAL

The property is currently subject to an internal repairing and insuring lease for a term of 6 years from 1 August 2016 at a current passing rental of £475 per month exclusive. There is a tenant break at the 4th anniversary upon giving the landlord no less than 6 months written notice.

Alternatively, a new lease may be available subject to terms and contract.

RATEABLE VALUE

The VOA website states that 93 Buccleuch Street has a Rateable Value of £4,200 and is described as shop and premises. The current rates payable are based on a Uniform Business Rate of 49.3 equating to approximately £2,071 per annum exclusive payable.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Barrow Borough Council, telephone number 01229 876300.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of any lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

John Haley, j.haley@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk

N.B. It should be noted that a Partner of Edwin Thompson has an interest in this property.



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Kewick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor 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 intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2018.