Lot 13

136 Dalton Road, Barrow-in-Furness, Cumbria LA14 1JH

***Guide: £125,000**
Gross Yield 22%
In same family ownership for over 50 years

SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such other multiple retailers including **The Works**, **McDonald's**, **Ryman**, **Shoe Zone**, **Costa Coffee**, **Halifax** and **Poundland**.
Barrow is the second largest urban area in Cumbria after Carlisle and lies on the Furness Peninsula, close to the Lake District and some 34 miles south-west of Kendal and the M6 (Junction 36).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Storage** on the first and second floors.

ACCOMMODATION[1]

Ground Floor Shop		
Gross Frontage	12'9"	
Built Depth	61'0"	
Area	Approx.	601 sq ft
First Floor		
Staff Kitchen & Open Plan Rest Space	Approx.	398 sq ft plus WC
Second Floor		
2 Rooms Area	Approx.	450 sq ft
Total Area	**Approx.**	**1,449 sq ft**

[1]Not inspected by Barnett Ross. Areas supplied by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,850 branches)** for a term of 15 years from 26th November 2004 **(holding over)** at a current rent of **£27,500 per annum** exclusive.

Note: There is a 6 week completion.

£27,500 per annum

Vendor's Solicitors
Gardner Leader
Tel: 01635 508 080 Ref: Greg Humphreys
Email: g.humphreys@gardner-leader.co.uk

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**