



SITUATION

Occupying a prominent corner position at the junction with Harrison Street in the town's main pedestrianised retail thoroughfare, opposite **B&M Bargains** and amongst other multiple retailers such as **CEX**, **Home Bargains**, **NatWest**, **Bonmarché** and a variety of independent traders.

Barrow-in-Furness 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

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property includes a **Garage** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	22'8" (incl. splay)
Internal Width	12'11"
Built Depth	66'3"
Area	Approx. 1,045 sq ft

First Floor

Area	Approx. 1,020 sq ft
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Second Floor

Area	Approx. 900 sq ft
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Third Floor

Area	Approx. 662 sq ft
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Total Area

Approx. 3,627 sq ft

Plus Garage

(Approx 274 sq ft)

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

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **BangBang Pham t/a Coco Nail Spa (having 2 branches)** for a term of 10 years from 23rd April 2026 at a current rent of **£12,000 per annum** exclusive.

Rent Review and Tenant's Break 2031

£1,200 Rent Deposit held.

£12,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Joint Auctioneers

Stephen Ashby & Co

Tel: 020 8103 2863 Ref: Michael O'Leary

Email: michael.oleary@stephenashby.co.uk

Vendor's Solicitors

Meadows Ryan

Tel: 01932 852 057 Ref: Stephen Carew

Email: stephencarew@meadowsryan.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Interior of Shop



View up Dalton Road

The Property

