

**Lot 17, Units 1, 2 & 3, 121-129 Dalton Road, Barrow-in-Furness,
Lancashire LA14 1HZ**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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Property Information

Prime High Yielding Freehold Retail Investment

- Prime pedestrianised trading location close to Portland Walk Shopping Centre
- Part let to Ryman on renewed lease from November 2023 (tenant in occupation since 2007)
- Part let to The Entertainer until January 2028 (no breaks)
- Approximately 9,692 sq ft including part vacant first floor of 2,874 sq ft (no empty rates)
- Nearby occupiers include B&M, Poundland, Sports Direct, The Works, Boots Pharmacy, Superdrug, McDonald's, Costa Coffee and Greggs

Lot 17
Auction 13th December 2023

Rent
£39,000 per Annum Exclusive
rising to £41,000 pax in November 2024

Sector High Street Retail
Status Available

Auction Venue
Live Streamed Auction

Location

Miles 17 miles north-west of Lancaster, 32 miles north of Preston
Roads A590, A595
Rail Barrow-in-Furness Train Station
Air Manchester Airport

Situation

The property is prominently situated on the west side of the pedestrianised Dalton Road, in the heart of Barrow-in-Furness town centre and close to Portland Walk Shopping Centre. Nearby occupiers include B&M, Poundland, Sports Direct, The Works, Boots Pharmacy, Superdrug, McDonald's, Costa Coffee and Greggs

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises two shops (one double-fronted) arranged on the ground and part first floors with vacant accommodation arranged on the part first floor (above Unit 3). The property benefits from a loading bay to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Units 1 & 2	Ground First	Retail/Ancillary Retail/Ancillary	294.13 191.47	(3,166) (2,061)	THE ENTERTAINER (AMERSHAM) LIMITED (1) (t/a The Entertainer)	Approximately 10 years from 01/05/2017, expiring 31/01/2028	£33,000
Unit 3	Ground	Retail/Ancillary	147.80	(1,591)	PARTNERS THE STATIONERS LIMITED (t/a Ryman)	3 years from 11/11/2023 (2)	£6,000 rising to £8,000 in November 2024 and £10,000 in November 2025
Unit 3	First	Ancillary	267.00	(2,874)	VACANT	-	-
Total			900.40	(9,692)			£39,000

(1) For the year ending 28th January 2023, The Entertainer (Amersham) Limited reported a turnover of £220,747,000, a pre-tax profit of £7,653,000 and a net worth of £46,213,000 (www.northrow.com)

(2) The lease is subject to a tenant only option to determine on 11/05/2025.

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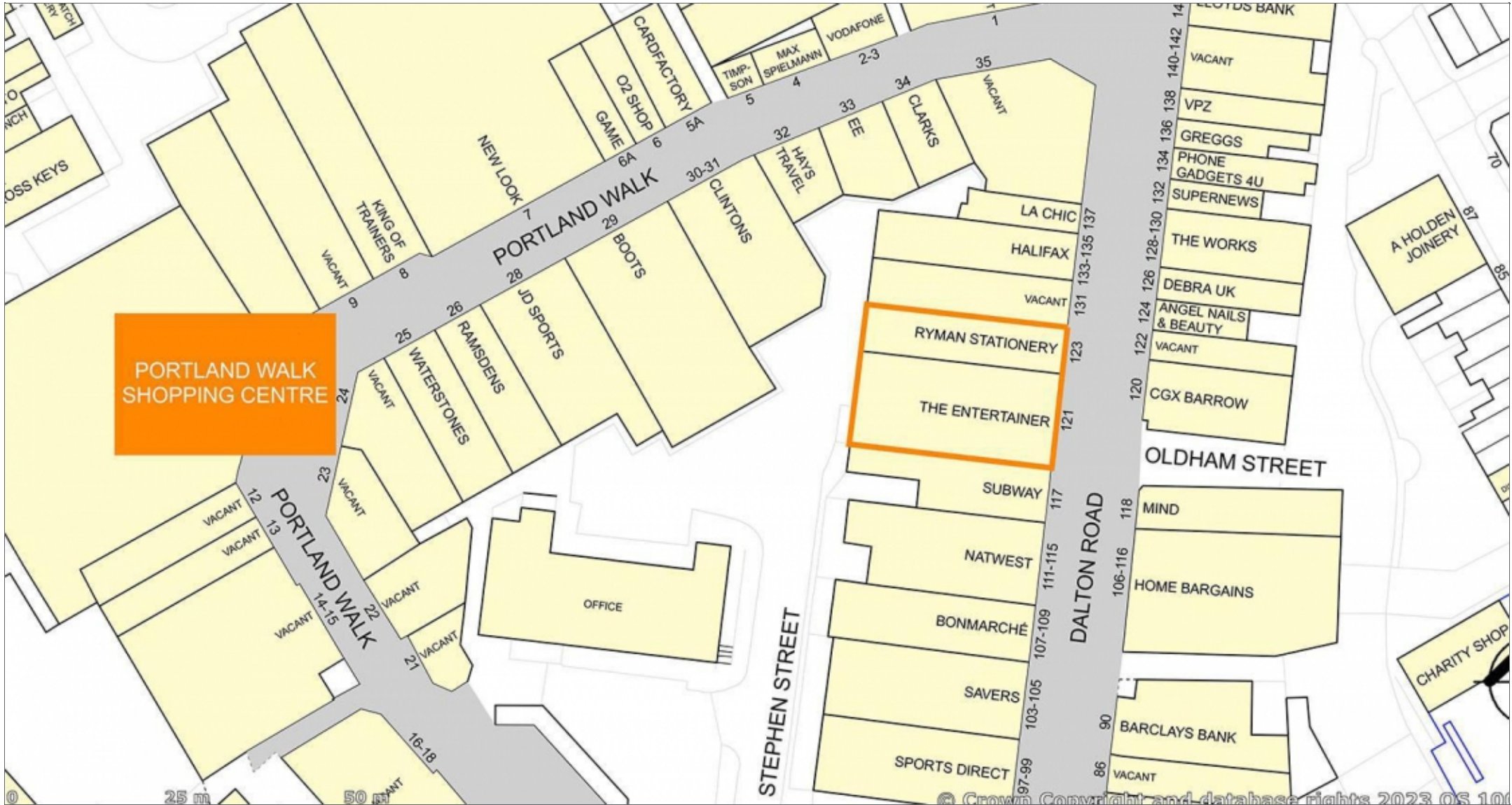
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September 2020