

# Lot 32, 164-166 Dalton Road, Barrow-in-Furness,

Cumbria LA14 1PU

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Let to G.R. & M. M. Blackledge Plc (t/a Bodycare)
- 5-year lease renewal from December 2023 (No breaks)
- Approximately 3,457 sq ft
- Opposite Portland Walk Shopping Centre
- Nearby occupiers include B&M, Poundland, Sports Direct, The Works, Boots Pharmacy, Superdrug, McDonald's, Costa Coffee (adjacent) and Greggs

#### Lot

32

#### Auction

27th March 2024

#### Rent

£32,500 per Annum Exclusive  
(3)

#### 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 east side of the pedestrianised Dalton Road, in the heart of Barrow town centre and opposite Portland Walk Shopping Centre. Nearby occupiers include B&M, Poundland, Sports Direct, The Works, Boots Pharmacy, Superdrug, McDonald's, Costa Coffee (adjacent) and Greggs.

#### Tenure

Freehold.

#### EPC

Band C

#### Description

The property comprises a large shop arranged on the ground and first floors.

#### VAT

VAT is applicable to this lot.

#### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	220.45 100.80	(2,372) (1,085)	G.R. & M.M. BLACKLEDGE PLC (t/a Bodycare) (2)	5 years from 13/12/2023 on a full repairing and insuring lease	£32,500 (3)
<b>Total</b>		<b>321.25</b>	<b>(3,457)</b>			<b>£32,500 (3)</b>

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) Bodycare is a cosmetic and beauty retailer that sells branded products made by the likes of L'Oreal and Nivea, and have been established since 1970. They currently trade from over 130 stores across the UK with several in London and Birmingham ([www.bodycareonline.co.uk](http://www.bodycareonline.co.uk)).

(3) The tenant is benefitting from half rent (£16,250) until 12/09/2024. The Seller will pay to the Buyer the equivalent rent that would have been due from completion of the sale until the end of the concessionary rental period - please see Special Conditions of Sale.

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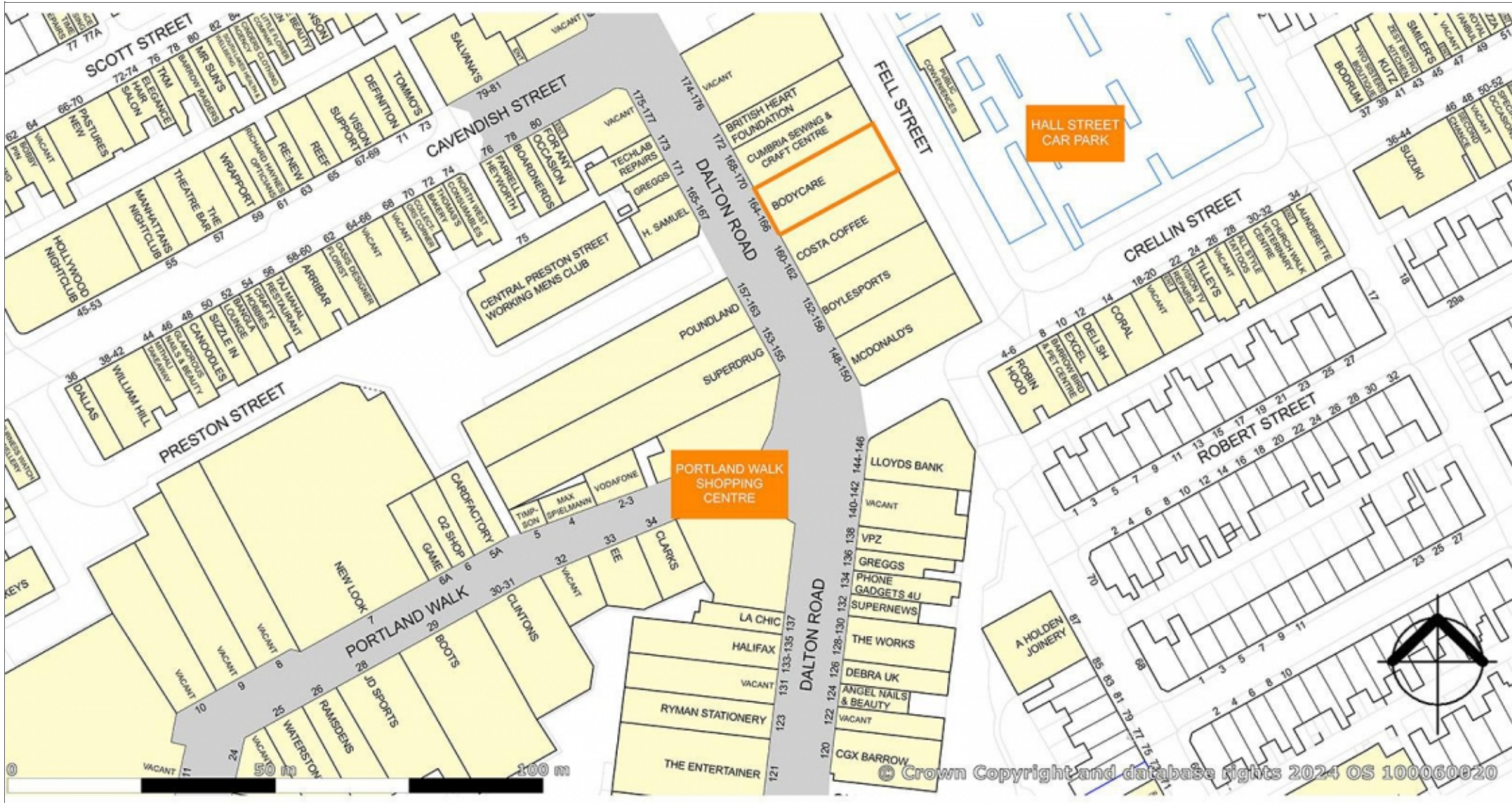
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## Contacts

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