

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 122 Dalton Road

Barrow-In-Furness, LA14 1JH

Offers In The Region Of £85,000



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***Excellent and prominent location to the centre of Dalton Road in the heart of Barrow town centre. The property benefits from a shop area, stores and offices over three floors. This property is a superb investment.***

### Approach

Aluminium frame glazed front door offers access to the front. Conveniently close to Portland Walk.

### Shop Area

41'7" x 12'9" (12.70 x 3.90)

Ample space with a door and access to the stairs to the first floor.

### Office Area

9'2" x 11'5" (2.80 x 3.50)

This room offers concealed lighting and power points.

### Kitchenette/Rear Staff Room

12'1" x 11'5" (3.70 x 3.50)

With a UPVC double glazed opaque window and an external secure door, stainless steel sink, power points, and telephone and data points.

### Cloaks

UPVC opaque double glazed window with a low level dual flush WC and wash basin.

### Landing

With opaque rear facing window and a door to the enclosed stairs, and door to the two display areas.

### Sales Display Area

28'2" x 13'5" (8.6 x 4.1)

With two lower level single glazed windows to the front elevation. Concealed fluorescent lighting and power points.

### Second Sales Room

12'9" x 7'10" (3.90 x 2.40)

You will find florescent lighting and power points in this room.

### Second Floor Room One

27'10" x 13'5" (8.5 x 4.1)

With sash window to the front, florescent lighting and power points.

### Room Two

7'10" x 6'6" (2.4 x 2.0)

You will find florescent lighting and power points in this room.

### Kitchenette

With window to rear and base cupboards.

### Cloaks

With WC and vanity basin.



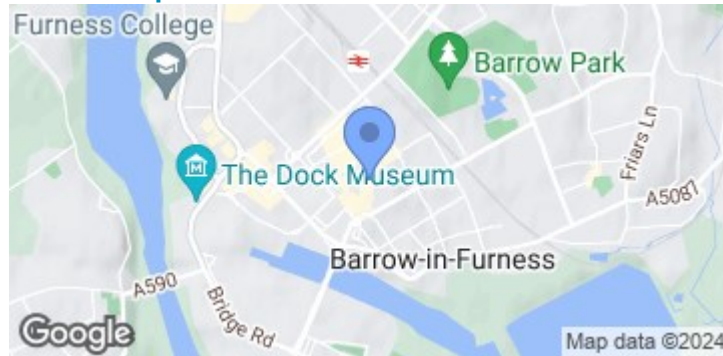
- Rateable Value - £9,900 P/A
  - Freehold Premises
  - Town Centre Location
  - Investment Opportunity



## Road Map



## Terrain Map



## Floor Plan

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	