

LOT  
75

184 Dalton Road, Barrow-in-Furness, Cumbria LA14 1PR

GUIDE PRICE **£75,000+**\*

COMMERCIAL INVESTMENT

- A commercial investment producing £12,740.00 per annum

A three storey mixed use property comprising a ground floor retail unit and a three bedroomed flat to the first and second floors. The ground floor is let subject to an FRI lease effective from 01.05.20 for a period of 10 years at £7,800.00 per annum. The Flat is let subject to an AST of £4,940.00 per annum.

**Situated** Off Buccleuch Street in a popular location surrounded by local amenities including TUI, M&S and Debenhams, bars and restaurants in the centre of Barrow-In-Furness Town.

**Ground Floor Shop** Main Sales Area, Rear Store Room.

**First Floor Flat** Lounge, Kitchen/Diner, Bathroom, Separate WC.

**Second Floor** Three Bedrooms.

