

## AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT \*\* This is non refundable once the AML check has been carried out \*\*

## General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

### Tenure

Freehold

### Council Tax Band

### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[Sales@rossestateagencies.co.uk](mailto:Sales@rossestateagencies.co.uk)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**Tudor Square | Dalton-in-Furness | LA15 8RH**

**Asking Price £350,000**

- Calling All Entrepreneurs/Business Owners
- Extensive Takeaway Business
- Fully Fitted Kitchen
- Bar/Seating Area
- Large Extensive Store Room
- Preparation Rooms
- Possible 1 Bedroom Flat/Separate Access
- Parking For Several Cars
- Garage
- 0 Business Rates







## Property Description

Calling all entrepreneurs/ business owners!

Due to planned retirement we are delighted to bring to the market this extensive fully fitted and ready to go takeaway in Dalton-In-Furness in the south lakes, close to local amenities, transport links, schools etc. The property has a front bar/seating area with a large display window, preparation rooms, large fitted kitchen with fully equipped ovens/fridges/freezers/chillers/store room and an extra large store room. To the first floor with a separate entrance the possible potential of a flat with a lounge/kitchenette, 1 bedroom and 1 bathroom. There is also parking for several cars, garage and access areas. The potential is excellent if you're looking for a new business venture, the current vendor has up to date books and is currently still doing extremely well. Any one who is interested will need to contact Lorraine Smith at Ross Estate Agencies privately before any other information is given.

### SERVICES

Gas, Water, Telephone, Drainage, Electric

### LOCATION

<https://what3words.com/bookings.sideboard.juror>

### FRONTAGE

Large shop display window, door to

### HALL AREA

Tiled flooring, display doors/window to

### BAR AREA/COUNTER

**20' 2" x 21' 2" (6.16m x 6.46m)**

Display bar, counter with wood panels, beamed ceiling with spotlights, fridge/freezers and open to

Passage way to

### STORE ROOM

**11' 8" x 9' 4" (3.58m x 2.87m)**

Store area with fridge/freezers, chillers and open to kitchen

### KITCHEN

**34' 3" x 12' 7" (10.46m x 3.84m)**

Large working kitchen, fully equipped for food/takeaway services, stainless steel worktops, preparation areas, large industrial style ovens, fryers, all equipment and open to

### WASH/PREPERATION ROOM

**7' 4" x 11' 2" (2.25m x 3.42m)**

Double glazed windows, large stainless steel sink unit with taps, hand wash basin

**5' 0" x 5' 3" (1.54m x 1.61m)**

Doors to store room with shelving/power/light

### FOOD STORE

**16' 11" x 19' 2" (5.16m x 5.86m)**

Large chillers, stainless steel worktops/units, stainless steel sink unit with mixer taps, storage units and 2 double doors to rear

### FIRST FLOOR

Double glazed door to

### LANDING

Stairs to first floor

### LOUNGE/KITCHENETTE

**10' 3" x 20' 6" (3.13m x 6.27m)**

Window, beamed ceiling, Double glazed Velux window, brick fireplace with wooden sill.

### BEDROOM 1

**12' 3" x 10' 3" (3.74m x 3.13m)**

Window, beamed ceiling

### BATHROOM

Low level W.C, hand wash basin with taps/vanity units, shower cubicle with shower, tiled splash, tiled flooring and a wall heater

### GARAGE

Detached garage with power/light, off road parking for several cars

