



Fully Modernised Office Premises

FOR SALE

**51 VICTORIA ROAD
EARBY
BARNOLDSWICK
LANCASHIRE
BB18 6UN**

760 Sq Ft (70.6 Sq M)

- Attractively presented and fully modernised two storey former insurance brokers office.
- Full display window, electric heating and air-conditioning.
- Parking adjacent.
- May suit retail use, subject to planning

Location

The property is situated in the centre of Earby close the its junction with Skipton Road this being the main arterial route leading into Yorkshire. Victoria Street is the main retail shopping area within Earby.

Description

An inner parade property of stone construction with a slate roof. The property was fully modernised a number of years ago and comprises of an open plan ground floor over two levels. To the rear there is a kitchen and WC area. The first floor is open plan with a separate WC and shower facility. The property has power points and internal cabling to the walls. The property is heated by modern electrical radiators and there is air conditioning to the ground and first floors. To the rear of the property there is a fully enclosed rear yard.

Accommodation

Ground Floor
Sales / Kitchen 35.38 sq.m 380 sq.ft

First Floor
Open plan office with
WC facility 35.38 sq.m 380 sq.ft

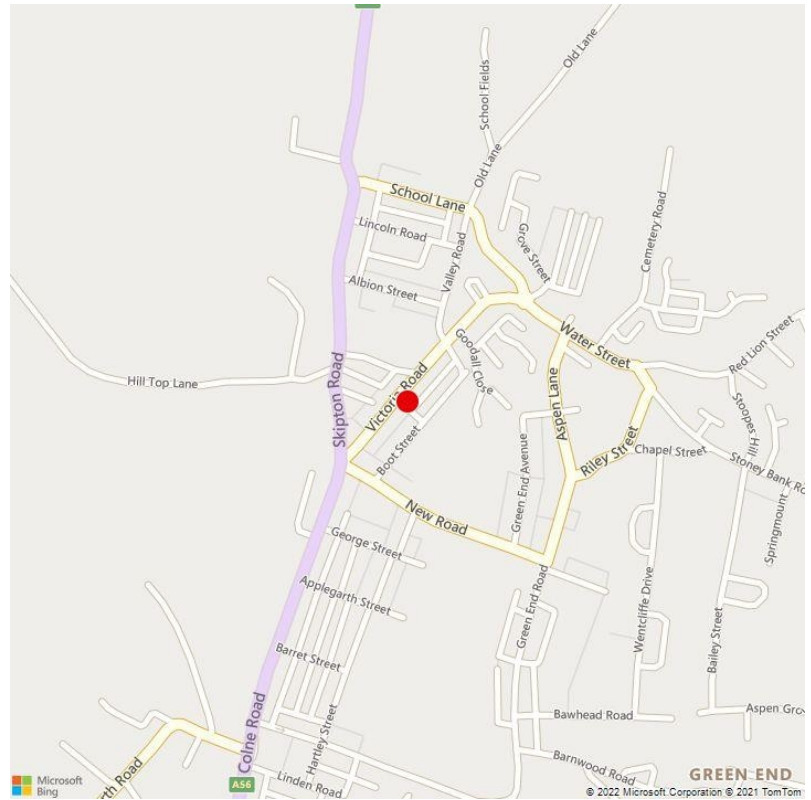
Gross internal area 73.76 sq.m 760 sq.ft

Services

The property has the benefit of mains electrical and water and drainage is to the public sewer.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£100,000

Business Rates

The property may benefit from small business rates relief interested parties should contact Pendle Council for confirmation 01282 661661.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.