

Because life is

Petty<sup>TM</sup>  
Real

41 Victoria Road  
Earby  
Barnoldswick  
BB18 6UN



For Sale

£99,950

- Town Centre location
- Ground floor open plan showroom
- Office to the rear
- 1st floor showroom
- Fitted Kitchen

- Store
- W.C
- Parking adjacent to the rear
- Planning permission for conversion into three bedroomed dwelling



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

An end parade property of stone construction with a slate roof. The property has a display window to Victoria Road and also Edwards Street. The ground floor offers an open plan showroom and a substantial office to the rear. The first floor provides further office / showroom accommodation, storage facilities WC and modern fitted kitchen.

Ground floor Showroom 2.04 sq.m (4.30 sq.ft) Office 17.22 sq.m (185 sq.ft ) First floor Showroom 26.35 sq.m (283 sq.ft) Store 18.9 sq.m (204 sq.ft) Fitted Kitchen 3.86 sq.m (41 sq.ft) Gross Internal Floor Area 1143 sq.ft

**Planning**

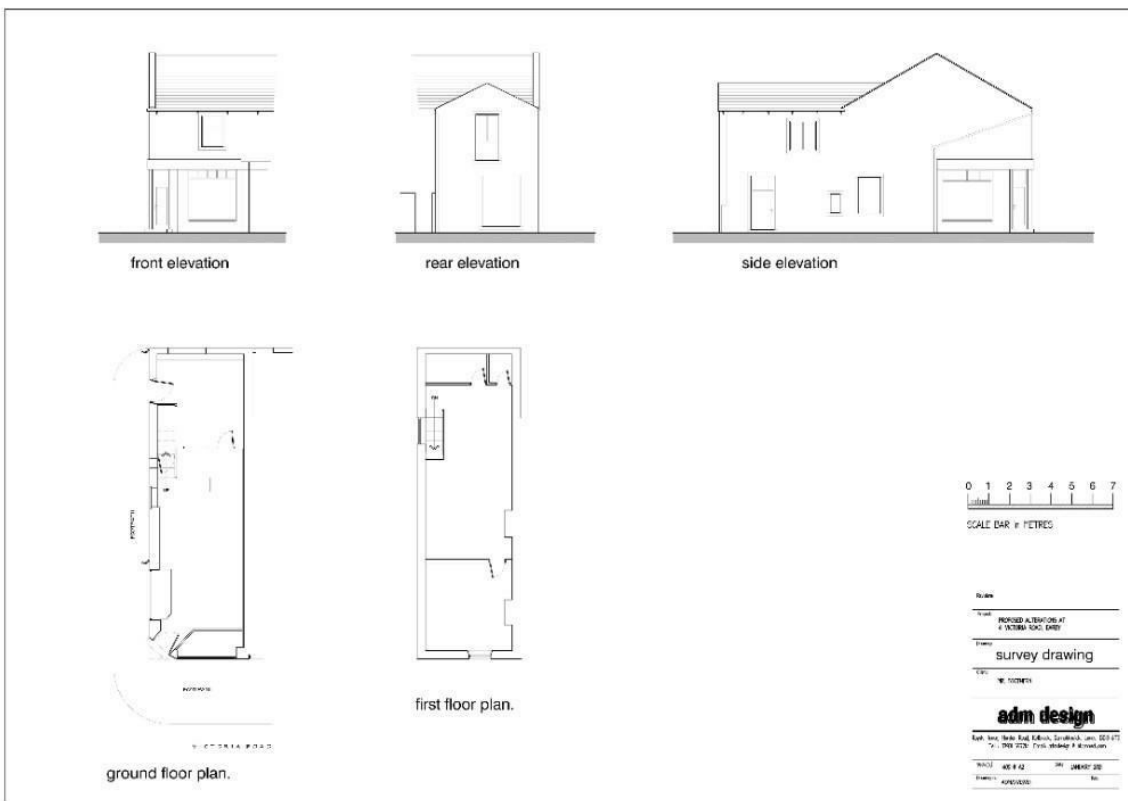
It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

We are advised that the property has the benefit of planning permission for conversion into a three bedroomed dwelling. All enquiries should be directed to Pendle Borough Council on 01282 661661.

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council for confirmation on 01282 661661.

The property has the benefit of all mains electric, water and drainage to public sewer.

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.