



Extended Retail Property in Popular Trading Location

FOR SALE BY AUCTION

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

1,051.53 Sq Ft (97.69 Sq M)

- Spacious property suitable for retail, office or possible conversion of the first floor into an apartment subject to planning.
- Refurbishment opportunity ideal for Landlords / Investors.
- Popular location in Earby town centre.
- Parking available immediately to the front and a public car park to the rear.

Location

The property is located on Victoria Road, the main high street running through the town centre of Earby in the borough of Pendle.

Victoria Road is a popular trading location with a number of established businesses nearby including, Whitworth's Chemists, a Co-Op convenience store, Wild's Bakery and Pendleside Hospice.

Description

A spacious, mid terrace retail property of traditional stone construction beneath a pitched slate roof. Occupied for many years as a family run dog groomers and pet store, the accommodation is arranged over two storeys and comprises to the ground floor an open plan sales area, store room, washroom and a rear utility room.

The first floor comprises two large rooms which are currently used for storage, and a bathroom.

Externally there is a rear yard and on street parking is available to the front of the building, with a council owned car park to the rear of the property on Albert Street.

Ideally suited to retail or office use, the first floor may also suit conversion into a self contained flat subject to planning consent.

Accommodation

Ground Floor

Sales 14.62 sq.m 157.36 sq.ft
Store 9.9 sq.m 106.56 sq.ft
Washroom 5.84 sq.m 62.86 sq.ft
Utility room 10.67 sq.m 114.85 sq.ft

First Floor

Store room 14.62 sq.m 157.36 sq.ft
Storage / kitchenette 20.06 sq.m 215.92 sq.ft
Bathroom 5.44 sq.m 58.55 sq.ft

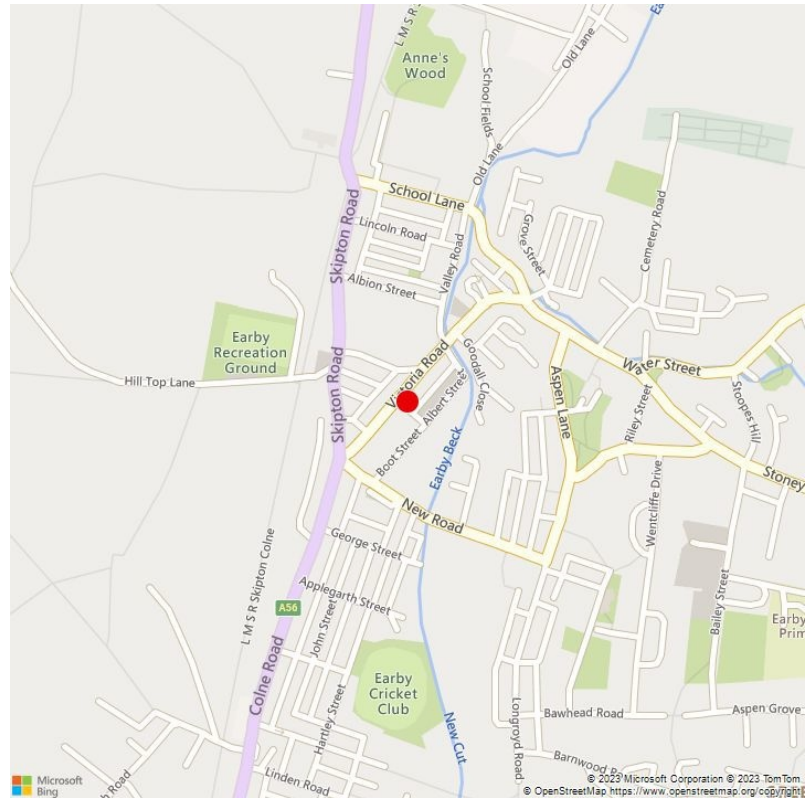
GIA: 97.69 sq.m 1,051.53 sq.ft

Services

The property has the benefit of all mains services.

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

For sale by the Modern Method of Auction:
Starting bid price £45,000.

This property is for sale by the Lancashire Property Auction powered by "iamsold".

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,000 per annum (2023/24).

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is 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 Off Liverpool Road 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

