



## Retail With Living Accommodation

### FOR SALE

**11 - 11A VICTORIA ROAD  
BARNOLDSWICK  
BB18 6UN**

**855 Sq Ft (79.43 Sq M)**

- Ground floor self-contained retail unit, with living accommodation to the rear.
- Popular central location.
- Freehold.
- Vacant possession available.

### Location

The property is situated within the centre of Earby close to its junction with Albion Road and the Council Offices together with the central Bus Station.

### Description

The property comprises of a mid terrace property situated over two floors. It is of stone construction beneath a pitched blue slate roof and was built in approximately 1900.

The property has the benefit of a small yard area to the rear and two outside stores with some limited car parking to the front.

The property has the benefit of all mains services, heating is provided by a gas fired combi-boiler to radiators and is situated in the first floor bathroom. There is a small shop at the front that is not heated.

Previously the shop has been let at £85.00 pcm and the flat at £325 pcm. The property is offered with vacant possession.

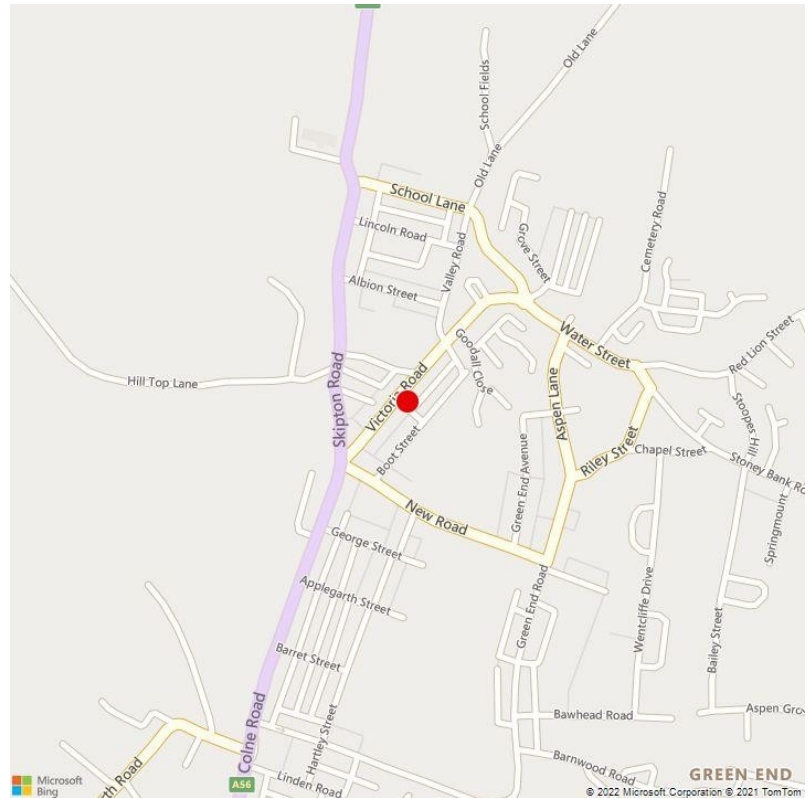
### Accommodation

11 Victoria Road (Ground Floor)  
Retail Sales 22.9 sq.m 247 sq.ft  
11a Victoria Road (Maisonette)  
Ground Floor

Lounge 17.97 sq.m 193 sq.ft  
Fitted Kitchen 5.56 sq.m 60 sq.ft  
First floor  
Bedroom 1 15.20 sq.m 163 sq.ft  
Bedroom 2 17.85 sq.m 192 sq.ft  
Bathroom comprising 2 piece suite.  
Outside  
Yard area to the rear.

### 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

£75,000 (Seventy five thousand pounds).

### Business Rates

The property benefits from Small Business Rates Relief. Council tax will be paid in respect of the flat.

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

Each Party is to be responsible for their own legal costs incurred.

### 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

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