

Phone: 01282 428486
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FOR SALE

- Part income producing investment/development opportunity
 - Double fronted stone built retail premises with three self-contained flats
- Vacant retail accommodation extending to 663 sq ft (61.6 sq m)
 - Popular village location on the Lancashire/Yorkshire border
- Three tenanted flats generating a current annual rent of £12,747.96
 - Refurbishment opportunity ideal for investors/landlords



7 Victoria Road
Earby
BB18 6UN

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LOCATION

The property is prominently situated on Victoria Road which is just off Skipton Road/Colne Road in Earby Town Centre.

Earby is a market town in the Borough of Pendle with a population in the region of 4,500 residents.

The building occupies a town centre location with other businesses in the vicinity including The Co-Op Food Store, Pendleside Hospice Charity Shop and Whitworth Chemists.

DESCRIPTION

A stone built town centre retail premises with three self-contained flats in a high street position in the popular market town of Earby.

The property comprises of an open plan vacant retail unit with a stockroom/workshop to the rear of the building and self-contained W.C. facilities.

There are three self-contained flats which are accessed from the side and rear of the building and details of the accommodation are laid out on the table overleaf.

The property requires internal refurbishment works but is ideal for a landlord looking for an investment/development opportunity.

ACCOMMODATION

The retail accommodation has been measured on a gross internal basis (excluding corridors) and a breakdown has been provided on the table below;

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Retail area one	4.2m x 5.4m	244.3	22.7
Retail area two	5.2m (max) x 3.8m (max)	202.4	18.8
Stockroom/workshop	4.3m x 4.2m	194.8	18.1
W.C.	2.0m x 1.0m	21.5	2.0
GIA		663.0	61.6

PURCHASE PRICE

Offers in the region of £135,000.

VAT

We have been informed that the purchase price in relation to this property is not subject to VAT.

TENANCIES

We have been verbally informed that there are three flats which are all let by way of assured shorthold tenancy agreements and are generating a rent of £12,747.96 per annum.

The ground floor retail property is vacant but has been let in the past generating a rent of £4,800 per annum and requires full refurbishment.

BUSINESS RATES & COUNCIL TAX

We understand that the council tax band for each of the three flats is A.

The rateable value for the ground floor is £2,850 and a prospective occupier may benefit from 100% discount with the government's Small Business Rates Relief Initiative

Prospective buyers must check and verify the above information with Pendle Borough Council on 01282 661661 prior to making any legal commitment.

SERVICES

We understand the building has the benefit of mains electricity and water however we have been informed there is no gas supply.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

PLANNING

It is the prospective purchaser's responsibility to verify that the building has the necessary planning consent for their proposed use.

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange a viewing please contact the sole letting agent Whiteacres Property Limited; Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

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Whiteacres have not inspected the three flats however the vendors have supplied the following information. A prospective purchaser must check and verify the details prior to making a legal commitment.


FLAT NUMBER	DESCRIPTION	MONTHLY RENT
7A – Ground floor	The flat is accessed at the rear of the property via its own entrance. The accommodation comprises of a living kitchen, bathroom and bedroom and the current tenant has been in occupation since the 22 nd of March 2019.	£347 per calendar month.
7B – First floor	The flat is accessed at the left-hand side of the property and has a shared entrance with flat 7C. The accommodation comprises of a kitchen, lounge, bathroom and two bedrooms, one of which is on the second floor. The current tenant has been in occupation since the 17 th of April 2014.	£368.33 per calendar month.
7C – First floor	The flat is accessed at the left-hand side of the property and has a shared entrance with flat 7B. The accommodation comprises of a living kitchen, bathroom and bedroom and the current tenant has been in occupation since the 26 th of February 2020.	£347 per calendar month.
TOTAL ANNUAL RENT		£12,747.96 per annum.

BUSINESS RATES BREAKDOWN

7, Victoria Road, Earby, Barnoldswick, Lancs, BB18 6UN

1 April 2017 - present

Your rateable value is **£2,850.00**

 This is not the amount you will pay.

[Open all](#)

Valuation information

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How the valuation was calculated

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Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Retail zone a	22.6	£110.00	£2,486.00
Ground	Staff toilets	2.1	£0.00	£0.00
Ground	Internal storage	17.1	£11.00	£188.00
Ground	Internal storage	20.2	£11.00	£222.00
Total		62		£2,896.00

Total value

£2,896.00