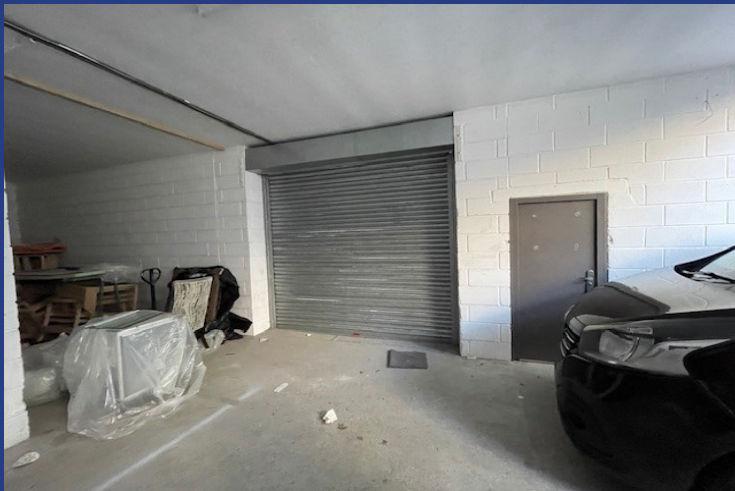


TO LET

Town Centre Storage Units.
830 - 2,327 Sq Ft



**UNITS @, VICTORIA MILL, BOOT STREET, EARBY,
BARNOLDSWICK, LANCASHIRE, BB18 6UX**

- Competitive terms.
- Immediate availability.
- Flexible lease terms.



UNITS @, VICTORIA MILL, BOOT STREET, EARBY, BARNOLDSWICK, LANCASHIRE, BB18 6UX

Location

The property is situated on the edge of Earby Town Centre in a mixed residential and commercial area.

There is a free car park opposite for occupiers use.

Description

Victoria Mill comprises a former traditional cotton textile mill which over the years has been sub-divided to provide a series of small workshop, warehouse and storage units arranged on the ground floor.

The individual units have the benefit of solid floors, loading door off shared corridors, an eaves height of around 11 feet, lighting and shared w.c facilities.

Access to the various units is via Boot Street.

Accommodation

The following units are available:

Unit 5 (830 sq.ft) - Rent £5,200 per annum
Unit 7a (2,327 sq. ft) - Rent £12,500 per annum
Unit 7b (1,645 sq. ft) - Rent £8,750 per annum
Unit 7c (2,110 sq. ft) - Rent £12,000 per annum

The rent includes service charge and building insurance.

Lease Terms

The units are available by way of new leases for a minimum period of 1 year on an internal repairing basis.

Quoting rents include the service charge, buildings insurance and external repairs.

Rating

Each unit will require assessment but we would expect the Rateable Values to be below the threshold for small business rates relief, suggesting eligible occupiers will benefit from rate relief

Legal Costs

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

VAT

It is understood that VAT is applicable.

Services

With the exception of gas all mains services are available to the units via a sub metered arrangement.

EPC

An EPC is available on request.

Planning

Interested parties are recommended to contact Pendle Borough Council to discuss their planning requirements in greater detail, albeit most storage, light industrial and warehouse use would be considered.

Certain uses will not be allowed, further details on request.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£5,200 - £12,500 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

neil@taylorweaver.co.uk

