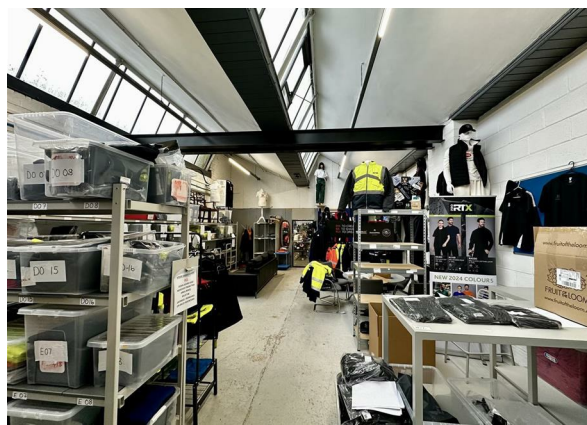
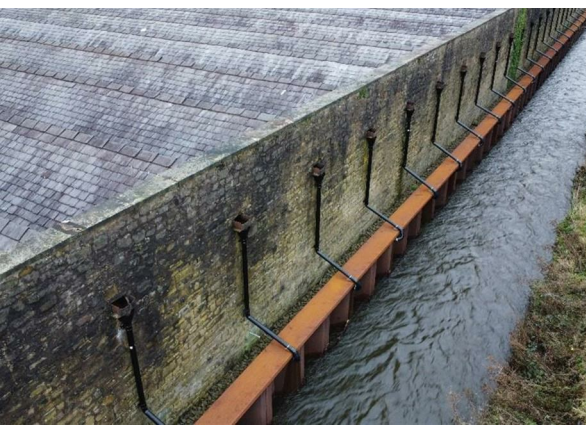
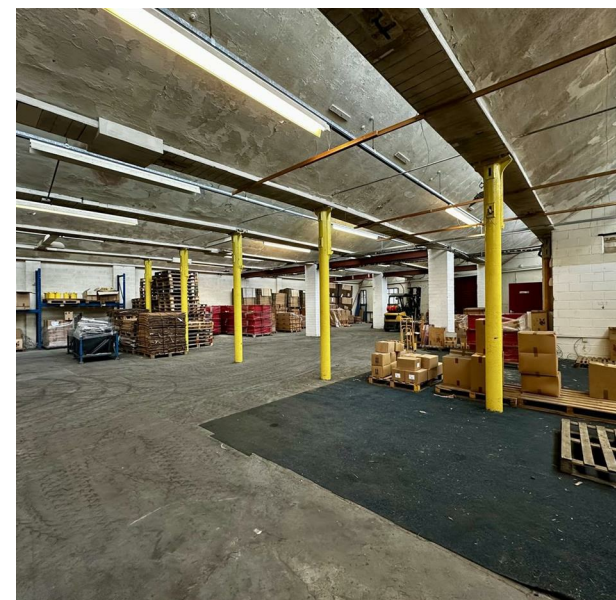


Victoria Mill Boot Street, Earby, Barnoldswick, BB18 6UX
 Asking price £1,100,000
 Council Tax Band: Exempt



A	1,680	<u>D Henkells</u>	R	01.10.24	Engineering
1	830	Holcombe Dream Interiors Ltd	R	01.12.24	Storage
2	830	Ryan Waine Plumbing	31.12.25	01.06.26	Storage
3	840	M & S Nesbitt	R	In process	Reading materials
4	930	M & S Nesbitt	R	In process	Storage electrical parts
5	830	<u>The Mill Co Ltd</u>	n/a	n/a	Storage building materials
6	2,582	<u>Mr D Pearson</u> <u>Colourmatched Carpets</u>	R	In process	Manufacture of tufted carpets
7	6,200	True Trade Supplies Ltd	01.01.26	01.01.26	Trade counter/ warehouse
7A	196	<u>lpower NW Ltd</u>	R	Notice to quit	Storage electrical parts
8	5,358	Woodlife Upholstery Ltd	R	To be agreed	Furniture manufacturer
8A	3,150	Vacant	n/a	n/a	n/a
9	2,230	<u>Jaybee Supplies Ltd</u>	31.10.27	01.11.26	<u>Finishing of workwear/ clothing</u>
10	5,760	<u>Mr A C Wilson</u>	R	01.05.24	Storage – car parts
11	5,550	Prime Consortium Ltd	29.02.28	01.10.24	Storage electrical products
12	6,660	Earby Fitness Mill Ltd	R	In process	Gymnasium
<u>Store</u>	335	M Bullock	R	31.10.26	Lawn mower repairs

LOCATION:
Victoria Mill is situated within Earby town centre, just off Colne Road (A56) and New Road. Colne Road is the main arterial route leading from Colne into North Yorkshire and to the towns of Skipton and Ilkley. It is also within 5 miles of junction 14 of the M65. Located on the edge of the town centre, the property is within walking distance of a supermarket, a pharmacy along with a wide range of local retail outlets.

DESCRIPTION:
The property is a former North Light cotton weaving mill that was built in approximately 1890. Being of North Light construction, there are supporting cast iron stanchions within the accommodation and much of the traditional glazing has been replaced with composite glazed panels. Externally, the walls are stone faced. The property has been divided into 12 units of varying sizes and the building occupies 100 percent of the site. Recently, the small brook to the rear of the property, referred to as New Cut, has been subject to flood work improvements, as has the building.

TENANCY SCHEDULE:
A tenancy schedule at 1st November 2024 is attached.
The majority of the tenants have been in for many years and are on monthly rolling tenancies with rental increases every three years based on RPI.

Current Gross Income: £110,754 per annum
Potential Gross Income: £119,120 per annum

FLOOR AREA:
The property has an internal floor area of 44,000 sq ft (4,087.6 sq m).
Externally, but not included in the sale, there is a public car park opposite

SERVICES:
The property benefits from all mains services and there is an electric substation. The gymnasium has its own gas supply. The units are sub-metered for electricity. There is a fire alarm within part of the building.

SERVICES RESPONSIBILITY:
It is the purchaser's responsibility to verify that all services and systems are in working order, are of adequate capacity and suitable.





Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

11a Skelton Street
Colne
Lancashire
BB8 9JE
01282 914042
Burnley@farrarandforbes.co.uk

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	91	91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 