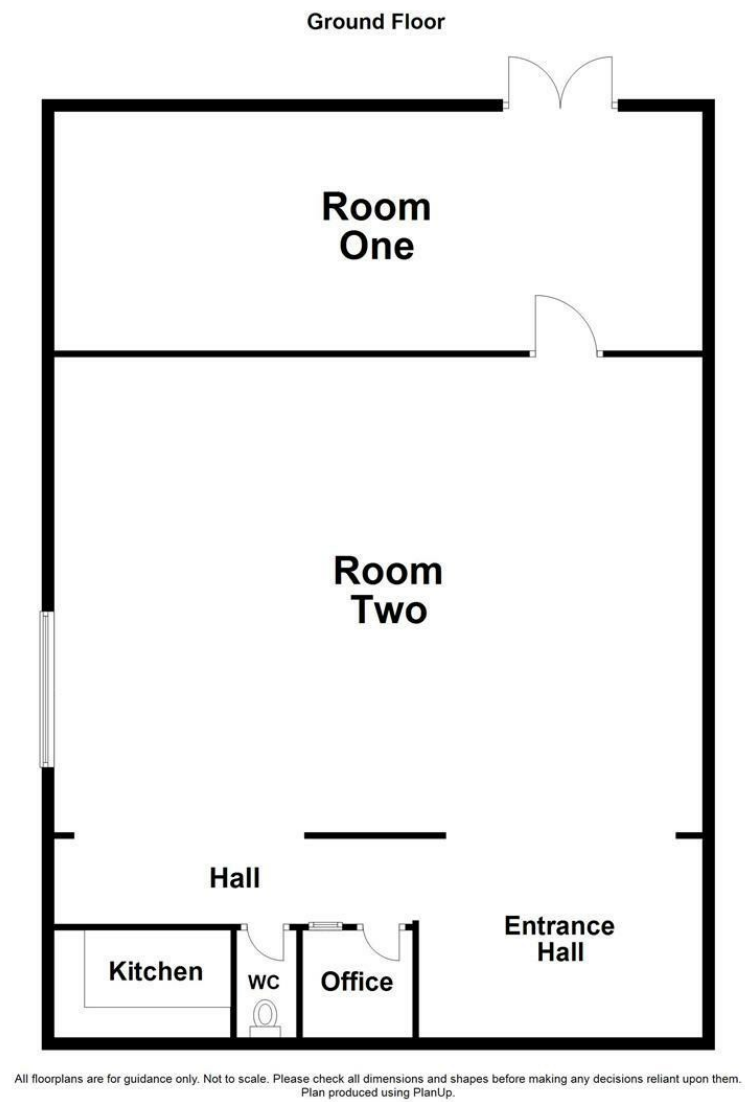




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Ashworth Street, Waterfoot, BB4 7AY

£175,000

A FANTASTIC COMMERCIAL OPPORTUNITY IN A CONVENIENT LOCATION

Keenans are proud to present to the market this spacious commercial building based in Rossendale. Benefiting from great connections to network links and nearby amenities, as well as offering ample space with so much potential.

The property comprises briefly; entrance into a hallway that leads through to a kitchen and WC. This follows on to two large open spaces.

Don't miss out on the opportunity for this fantastic investment in Rossendale.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

Ashworth Street, Waterfoot, BB4 7AY
£175,000



- Fantastic Commercial Opportunity
- Two Spacious Rooms
- Fitted WC
- Tenure Freehold
- EPC Rating: TBC
- Entrance Hall
- CouncilTax Rating: TBC

Ground floor

Entrance

Doors to the entrance hall which leads to the WC, kitchen and office.

WC

5'10 x 3'3 (1.78m x 0.99m)

Flush handle WC and pedestal wash basin with traditional taps.

Kitchen

5'10 x 9'6 (1.78m x 2.90m)

Room One

34'2 x 12'11 (10.41m x 3.94m)

Room Two

35 x 25'8 (10.67m x 7.82m)

Open access to room one.

