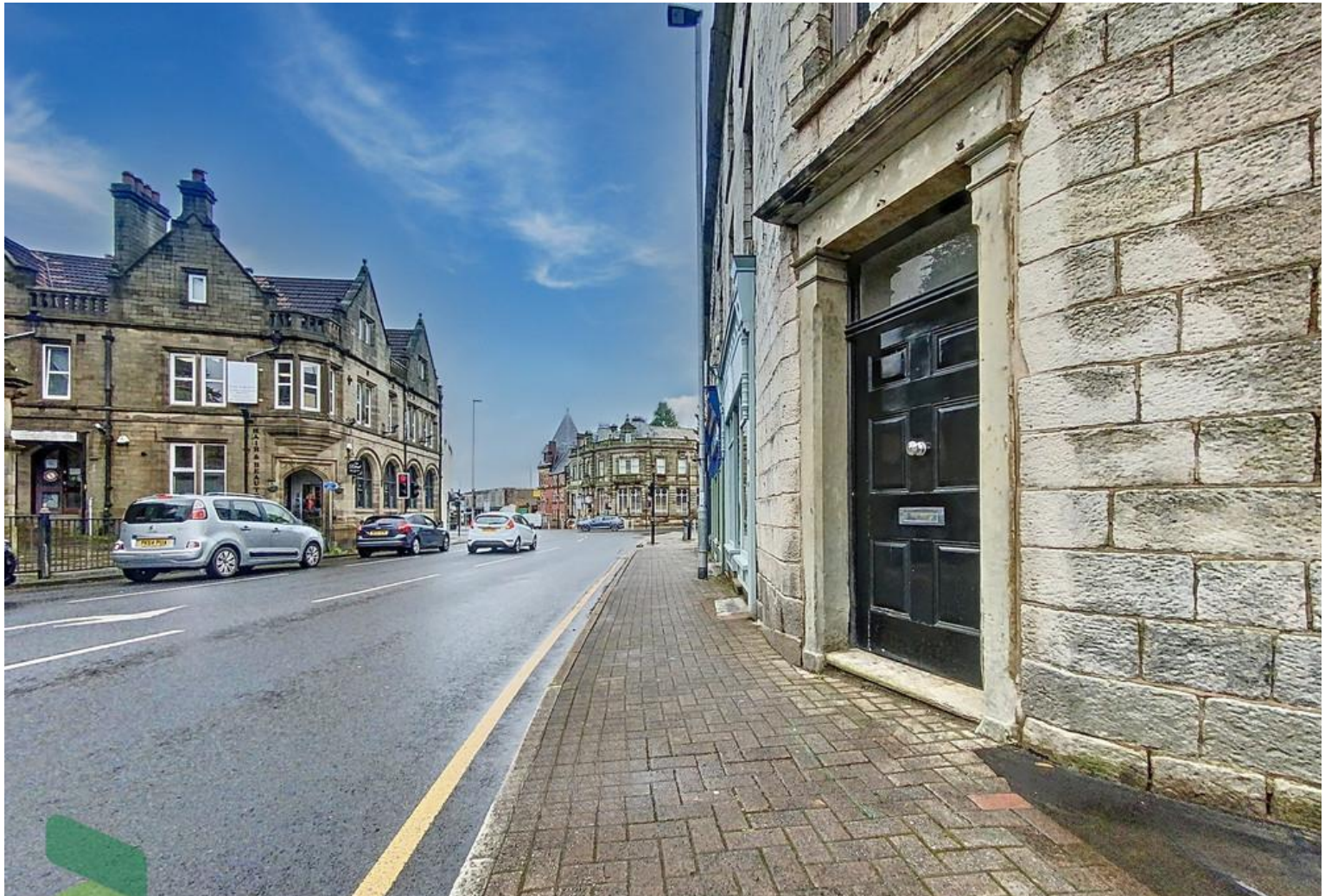




# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**Bolton Road, Darwen**

**From £75 pw + vat**

## LOCATION

From Proctors Darwen office leave on Duckworth Street and continue on the one way system past the main Post Office (on the right hand side), continue ahead A666 and after the Millstone public house, the office block is on the left hand side across from the former tram waiting room that is now a coffee shop.

## GROUND FLOOR COMMUNAL ENTRANCE



# Bolton Road, Darwen

## FIRST FLOOR

Communal landing

## COMMUNAL KITCHENETTE AND WC'S

## OFFICE ONE

One room

## OFFICE TWO

One room

## OFFICE THREE

One room

## OFFICE FOUR

One room

## OFFICE 6

One room

## SECOND FLOOR

## OFFICE 9

One room, beamed ceiling, two windows, brick fireplace

## OFFICE 10

Two rooms

## OFFICE 11

One room

## OUTSIDE

Communal bin store



Council Tax Band  
Local Authority  
EPC Rating

Band  
Blackburn with Darwen Borough Council  
TBC

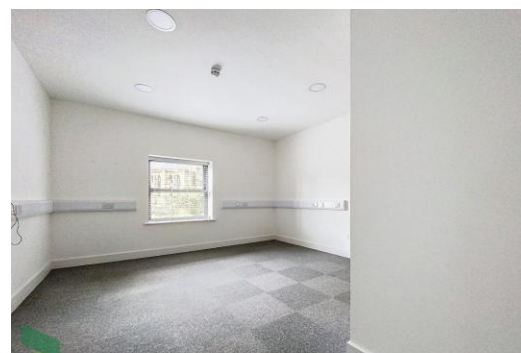
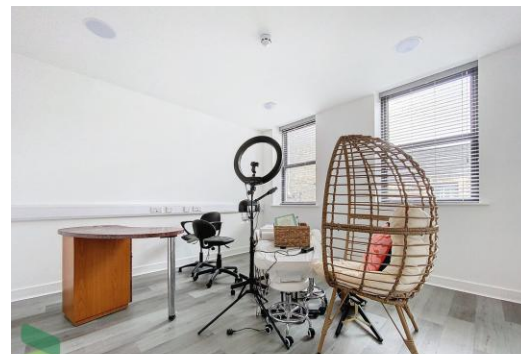
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.



## Bolton Road, Darwen

### PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



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