



Duckworth Street, , Darwen, BB3 1AR

- Newly Renovated Shop
- Darwen Town Centre Location
- Ground Floor & First Floor Space
- On Street Parking

£89,950



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DESCRIPTION

Situated in the vibrant town of Darwen, this newly renovated commercial shop offers a fantastic opportunity for a variety of business's, both start ups & established making this an excellent long term investment opportunity.

The property comprises; entrance vestibule, ground floor shop space, first floor room, new kitchen & & toilet. To the rear there is an enclosed yard.

For further information speak to Karl or Matt.



Ground Floor

Approx. 24.3 sq. metres (262.0 sq. feet)

First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)

Office

WC

Kitchen

Shop Space

Total area: approx. 47.4 sq. metres (510.3 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.