

Ground Floor



First Floor



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

Blackburn Road, Accrington, BB5 1LL

Offers Over £50,000

THE PERFECT INVESTMENT OPPORTUNITY

This fantastic commercial property is being proudly welcomed to the market in the sought after location of Accrington. Located within the heart of the ever popular town and bursting with potential, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming shop front houses a staircase to the first floor. The first floor leads on to a kitchenette which guides you through to a store room and WC. The store room leads on to an office space.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

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Offers Over £50,000



- Tenure Freehold
- Council Tax Band TBC
- CEPC Rating TBC
- On Street Parking
- Commercial Shop With Office And Storeroom Above
- Ideal Investment Opportunity
- Sop Location Is Bursting With Potential

Ground Floor

Entrance

Via An Aluminium single glazed door to shop.

Shop

25'5 x 13'8 (7.75m x 4.17m)

Aluminium framed single glazed window, integrated shelving and stairs to first floor.

First Floor

Kitchenette

13'8 x 8'5 (4.17m x 2.57m)

Hard wood single glazed window, with secondary glazing, wall mounted wash basin with mixer tap, integrated shelving, door to store room and WC.

WC

4'9 x 3'8 (1.45m x 1.12m)

Hard wood single glazed window, low bowl WC and lino flooring.

Store Room

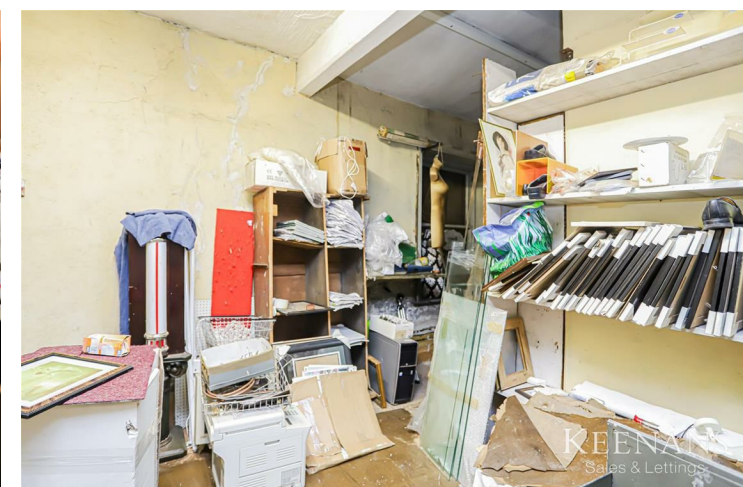
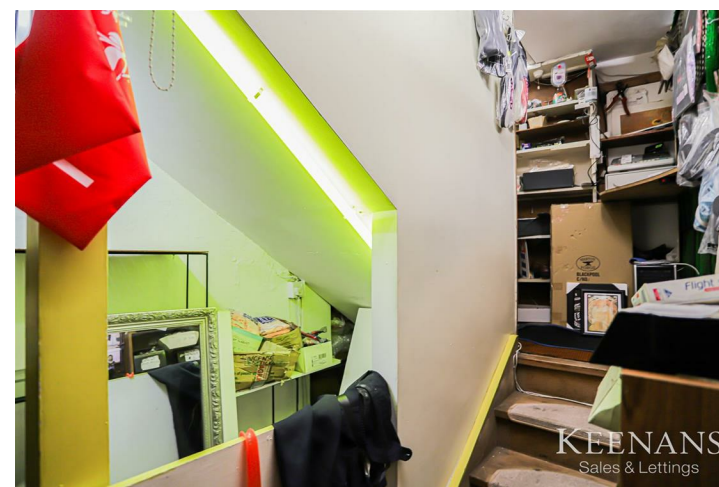
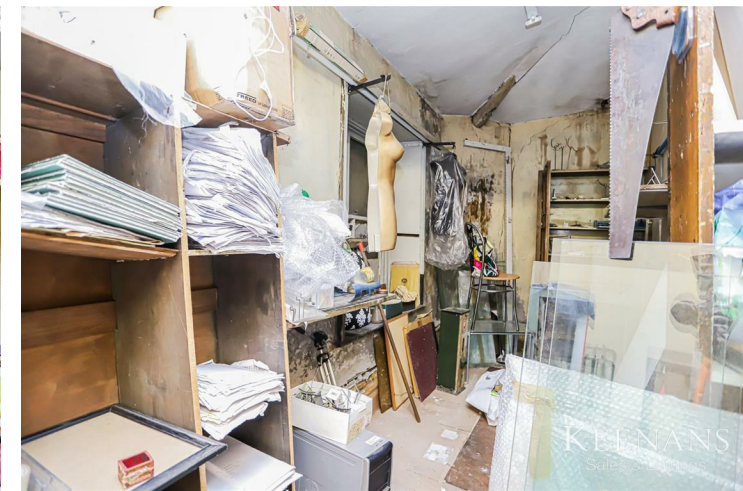
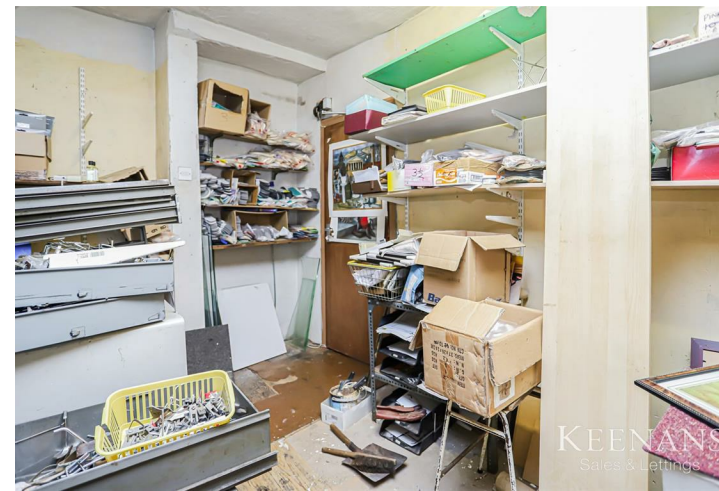
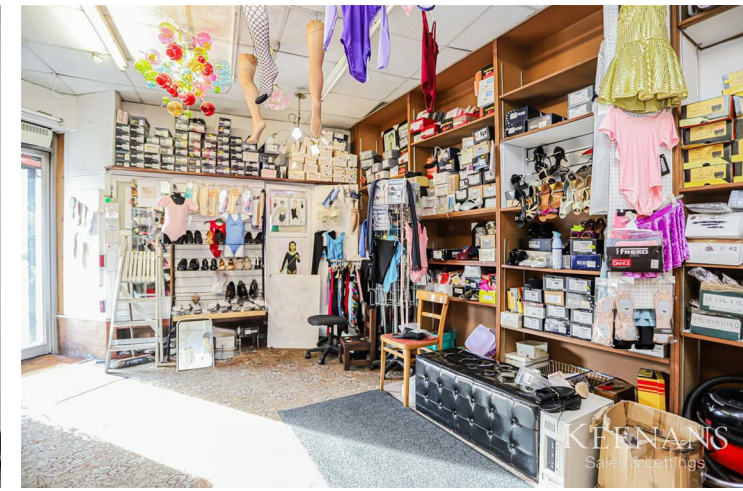
18'2 x 13'8 (5.54m x 4.17m)

Door to office.

Office

8'7 x 7'6 (2.62m x 2.29m)

Hard wood single glazed window with secondary glazing and integrated shelving.



Tel: 01254389384

www.keenans-estateagents.co.uk