



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.

Bolton Road, Blackburn, BB2 4HL

Offers Over £160,000

Keenans Estate Agents are delighted to present to the market this fantastic, two storey triple fronted rental unit with planning consent for conversion into three separate retail units and three flats. The property is offered with vacant possession and already benefits from being held on three individual titles.

The property is located on the A666 in an established parade of retail units and is in close proximity to the Thwaites Empire Theatre, Ewood Park Stadium and Blackburn Town Centre with great access to commuter links.

To the rear of the unit is an enclosed rear yard.

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- Two Storey Triple Fronted Retail Unit
 - Close Proximity to Commuting Links
 - EPC Rating D
- Great Investment Opportunity
 - Freehold
 - Vacant Possession
- Planning Permission Granted
 - Approximately 242 Sq M
 - Deceptively Spacious

Ground Floor
Sales and Storage area. (151 Sq M)

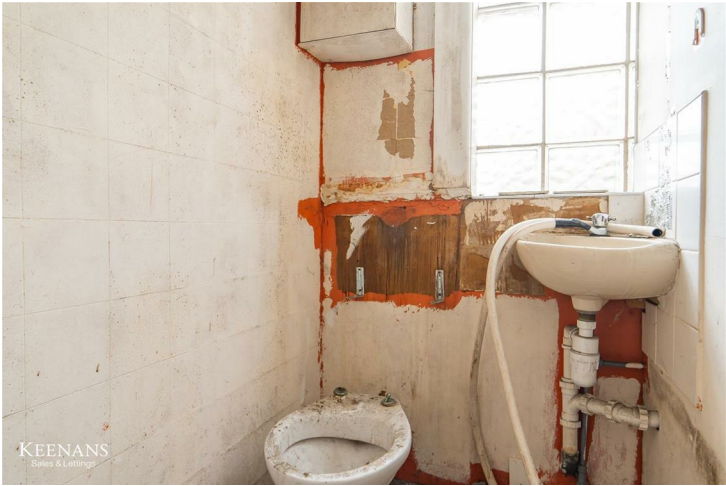
First Floor
Access to five rooms and the office, kitchen, and WC. (241 Sq m)

External

Rear
Enclosed Rear Yard

Agents Notes
Planning consent was approved on the 12th January 2016 (Application Number 10/15/1399) for conversion of the property into 3 retails units and 3 first floor two bedroom flats. Interested parties should consult direct with the Local Planning Office, Blackburn with Darwen Borough Council, Town Hall, Blackburn, Lancashire, BB1 7DY. Tel: 01254 585960 or email: planning@blackburn.gov.uk.

The property is Freehold



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