

# Duffin's

— Estate Agents —



## Union Road, Accrington, BB5 3JD

**£200**

Duffin's Estate Agents are DELIGHTED to bring to the RENTALS market this well established Barbers Shop. Fitted out in an oldie/worldie theme, this Barbers Shop has been the hub of the community for the past 30 years.

The business is ideally situated on a busy main road location, which is a major bus route in the town. There are many shops in the area that provide an excellent footfall from passing shoppers and motorists.

Oswaldtwistle is a large village within the Hyndburn borough of Lancashire. The town lies on the course of the Leeds and Liverpool Canal, 3 miles east-southeast of Blackburn and is contiguous with Accrington. Oswaldtwistle has an approximate population of 12,500.

The town is located approximately 5 minutes drive away from Accrington town centre, 15 minutes away from Blackburn town centre and 20 minutes away from Burnley. The M65 motorway is also a short 10 minute drive away which connects to a vast motorway and arterial road network.

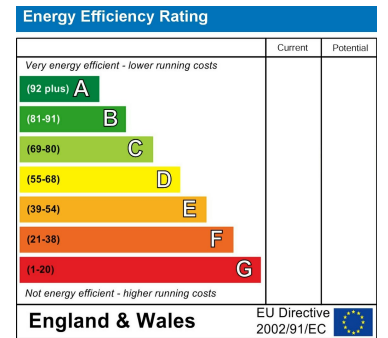


# Floor Plan

## Area Map



## Energy Efficiency Graph



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