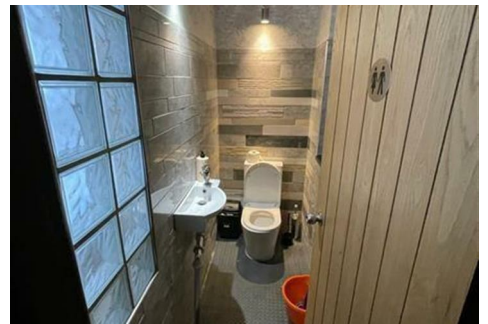
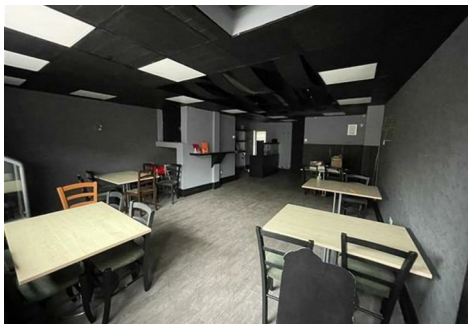


DUFFIN'S

ESTATE AGENTS



Bolton Road, Darwen, BB3 1DF Offers in the region of £129,950

Duffin's Estate Agents are delighted to bring to the sales market this 2-storey property has been used most recently as a Hot food Chill n Grill outlet with good indoor seating. The property has undergone a full refit over the last couple of years with the removal of most internal walls it also has suspended ceilings with recessed lighting and a small bar / display area.

The property has a large open plan retail / dining area on the Ground floor with stainless steel Kitchen to the rear and public WC facilities. The 2nd floor has two offices and WC and there are two further rooms in the basement. The premises have the benefit of an electrically operated steel roller shutter to the front.

Location

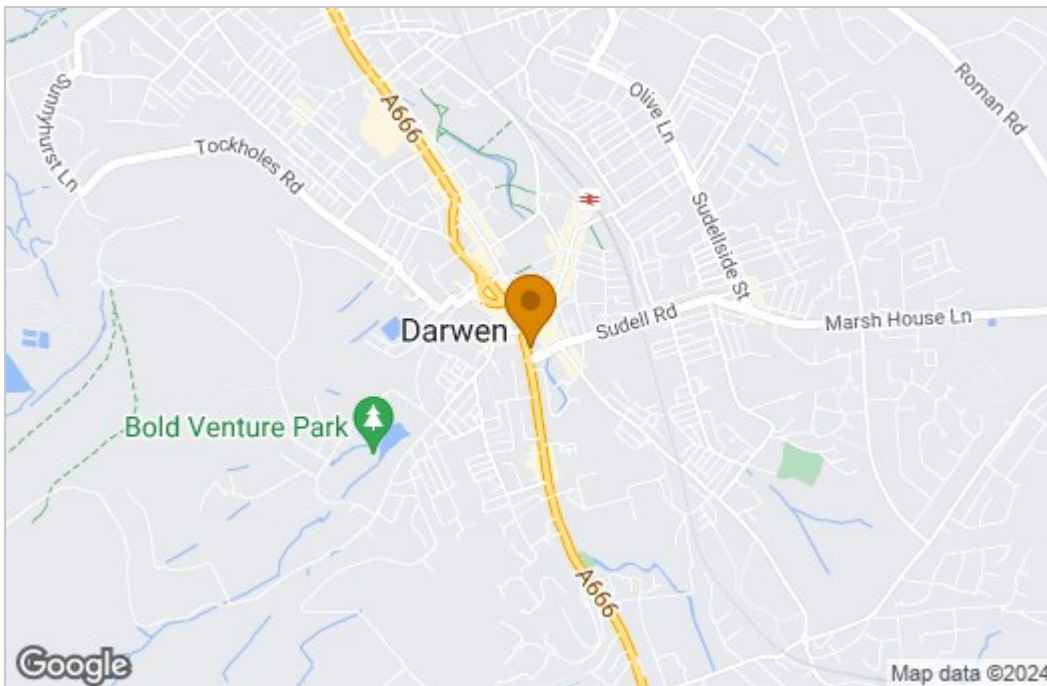
The property is located in the heart of Darwen town centre, on the busy (A666) Blackburn to Bolton Road, in a good trading location close to both bus and train stations and numerous other thriving businesses.

Accommodation

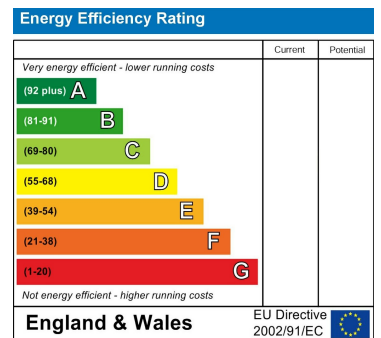
G/F Retail, storeroom, Kitchen 619 Sq. Ft.
F/F 2 Office, WC 730 Sq. Ft.

Floor Plan

Area Map



Energy Efficiency Graph



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.

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