



203 DUCKWORTH STREET
DARWEN, BB3 1AU

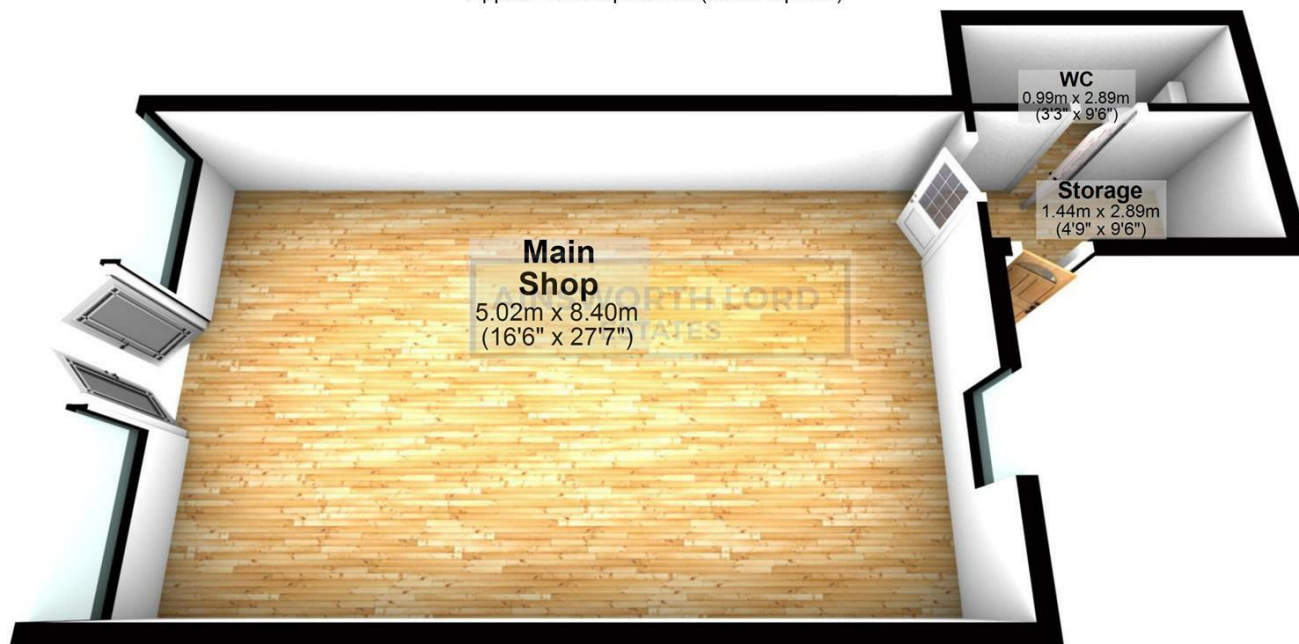
£800 PER MONTH

LARGE RETAIL SHOP IN DARWEN TOWN CENTRE ON BUSY HIGH STREET ** BACK
 OFFICE/WC ** VERY GOOD CONDITION! **BUSY FOOTFALL AREA**S LARGE BASEMENT **
 SUITABLE FOR A VARIETY OF USES**AVAILABLE IMMEDIATELY***

AINSWORTH LORD
ESTATES

Ground Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 49.6 sq. metres (534.1 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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