



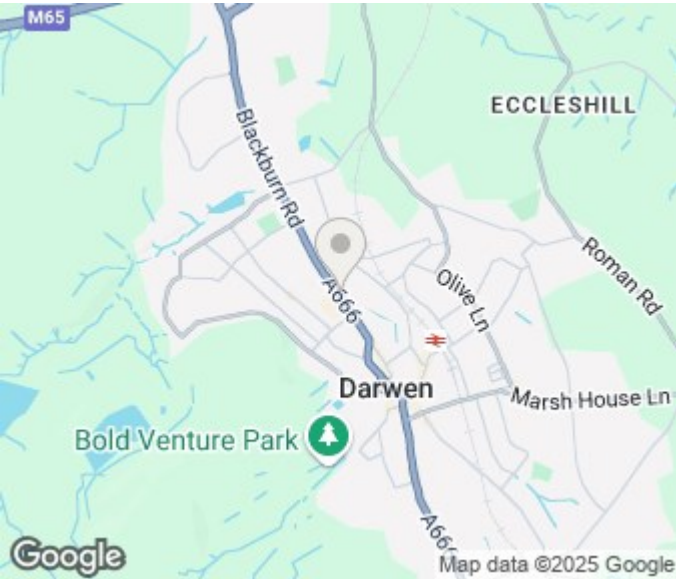
## 81A DUCKWORTH STREET

DARWEN, BB3 1AT

**£275 PCM**

STORE/STORAGE LOCK-UP\*\*\* ON BUSY MAIN RD (A666) DARWEN\*\*\* Approx 265sq ft.\*\*\*  
SUITABLE FOR A VARIETY OF USES- STORAGE OR RETAIL SHOP \*\*\* NO WATER OR GAS TO  
THE PROPERTY- NOT SUITABLE FOR A CAFE \*\* ON ROAD PARKING AND EASY ACCESS TO  
FRONT\*\*\* AVAILABLE NOW\*\*\*

**AINSWORTH LORD  
ESTATES**



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	

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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