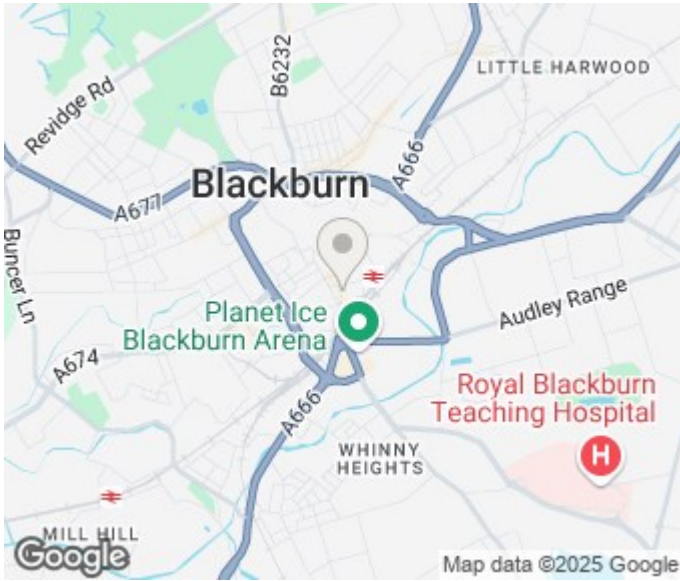


**70 DARWEN STREET**  
**BLACKBURN, BB2 2BL**

**£750 PCM**

**\*\*A1 CONSENT 125sq m \*\*BEAUTIFUL MODERN COMMERCIAL SHOP/OFFICE\*\* BLACKBURN TOWN CENTRE\*\* ON STREET PARKING AT FRONT\*\* SITUATED AMONGST OTHER ESTABLISHED BUSINESSES\*\* BUSY FOOTFALL AREA\*\* READY TO MOVE INTO NOW\*\* EXCELLENT TERMS AND LOW RENT\*\* LONG LEASE AVAILABLE\*\***

**AINSWORTH LORD  
ESTATES**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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