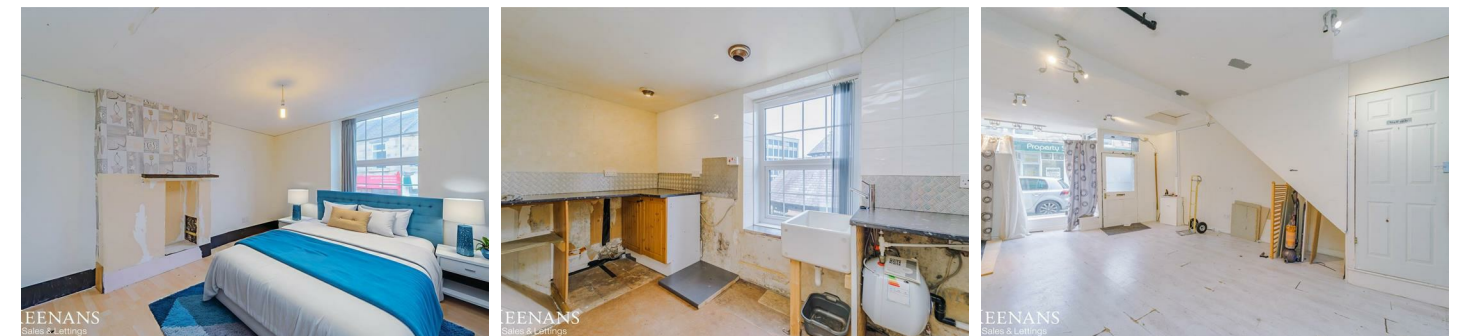
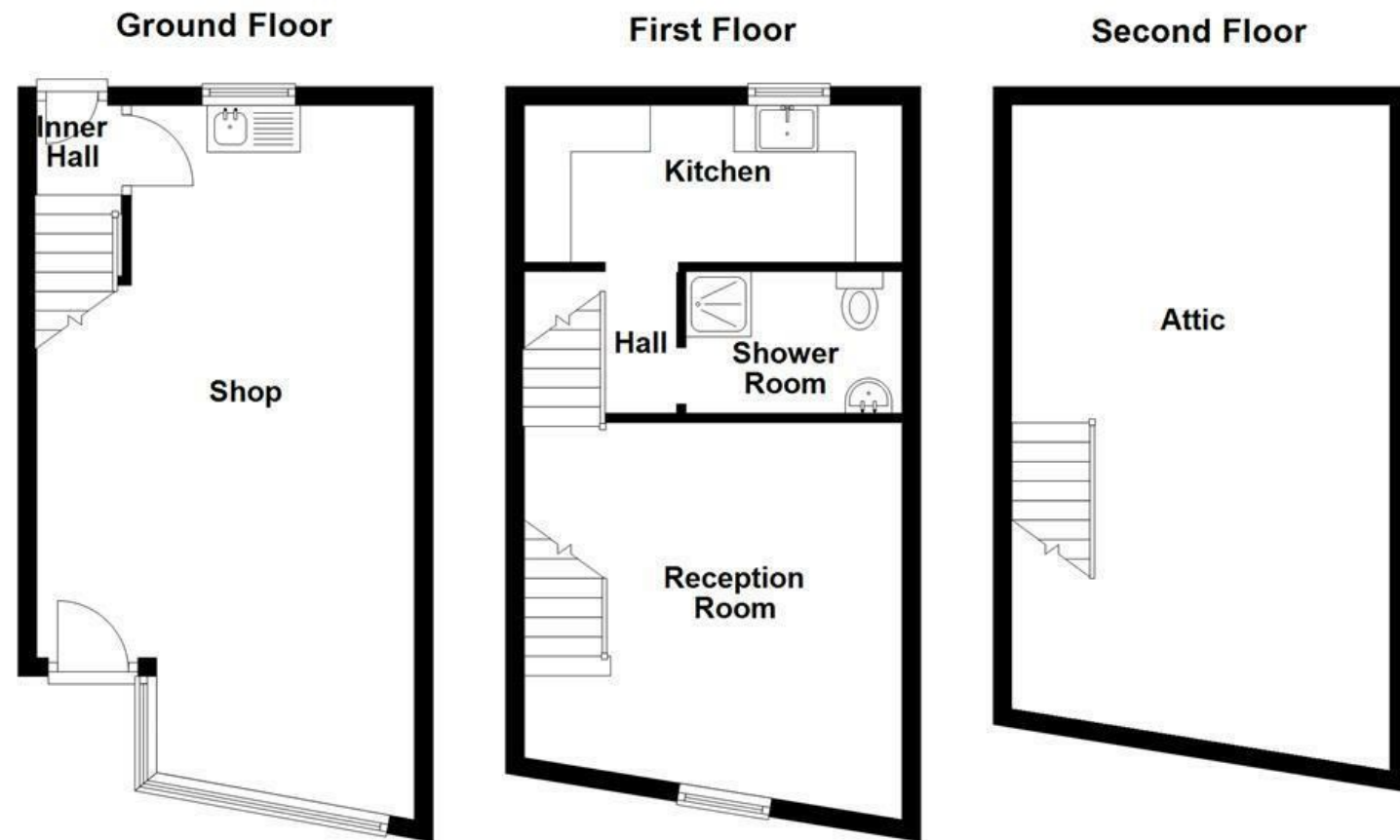




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.

## Blackburn Road, Accrington, BB5 1HD

### £90,000

AN IMPRESSIVE COMMERCIAL PROPERTY WITH LIVING ACCOMODATION

Situated within the heart of the ever-popular market town of Accrington stands this impressive commercial property. Having been maintained well throughout, this property offers a fantastic shop front, as well as access on to an impressive first floor studio flat. Bursting with potential this property, once updated, would make the perfect investment opportunity for any potential buyer to add to their rental portfolio or as the perfect place to grow your business! A stones throw away from all the local amenities, bus routes, railway stations and network links, this property is truly not to be missed!

The property comprises briefly; an impressive shop front houses a door on to an inner hallway which provides access out to the rear and houses a staircase to the first floor. The first floor comprises of a reception room which leads on to an inner hallway and houses a staircase to the loft conversion. The inner hallway leads on to a kitchen and shower room.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Some photos have been virtually staged to help you envision your dream space!

Blackburn Road, Accrington, BB5 1HD  
£90,000



- Town Centre Shop Premises
- Investment Opportunity
- Scope For Living Accomodation Above
- Freehold
- On Street Parking
- CEPC Rating: C

Ground Floor

Shop

25'2 x 13'4 (7.67m x 4.06m)  
Hardwood single glazed entrance door, two hardwood single glazed windows, smoke detector, white base units, stainless steel sink with draining board and high spout mixer tap, panelled elevations, wood effect laminate flooring and door to inner hall.

Inner Hall

4'11 x 2'6 (1.50m x 0.76m)  
Stairs to first floor and hardwood door to rear.

First Floor

Reception Room

14' x 13'6 (4.27m x 4.11m)  
UPVC double glazed leaded window, wood effect laminate floor, stairs to second floor and open access to hall.

Hall

6' x 2'6 (1.83m x 0.76m)  
Smoke detector, open access to kitchen and shower room.

Kitchen

13'6 x 7'2 (4.11m x 2.18m)  
UPVC double glazed leaded window, spotlights, range of wood panel wall and base units, granite effect worktops and Belfast sink.

Shower Room

7'7 x 5' (2.31m x 1.52m)  
Dual flush WC, vanity top wash basin with mixer tap, electric feed walk in shower and tiled elevations.

Second Floor

Attic

23'5 x 14'3 (7.14m x 4.34m)

