

# HUNTERS®

HERE TO GET *you* THERE



## Duckworth Street

Darwen, BB3 1AU

£700 Per Month



COMMERCIAL HIGH STREET SHOP - SPACIOUS FLOOR SPACE - FREE CAR PARK ACCESS - EXCELLENT SPOT IN VIBRANT TOWN CENTRE - NEWLY MODERNISED

Situated in the centre of the vibrant town of Darwen, this high street commercial shop offers a fantastic opportunity for a variety of business's, both start ups & established.

The shop has recently been refurbished with a new fresh look to the front with an anthracite door & front window. Internally the main shop floor (measuring 25'5 ft x 14'1 ft) has been completed boarded out & has excellent lighting and power points. To the back there is a new toilet & kitchen area. There is a cellar room included ideal for storage purposes. From the kitchen/toilet areas there is access to a small enclosed yard.

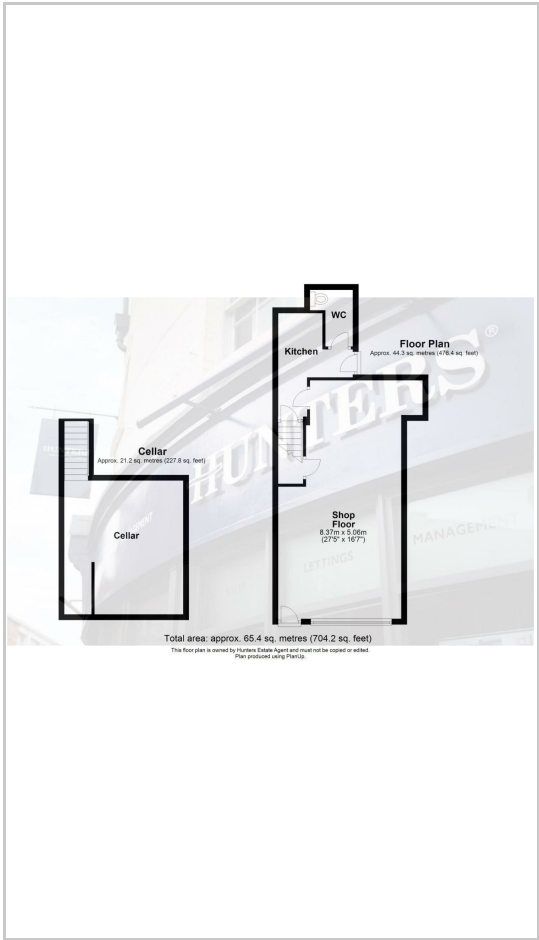
Duckworth Street is perfect for aspiring businesses due to its constant foot traffic throughout the working day & weekends along with its access to free parking on its doorstep.



Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.