



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			
<b>England &amp; Wales</b>	EU Directive 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.

## Darwen Street, Blackburn, BB2 2AJ

### Offers Over £375,000

A GREAT INVESTMENT OPPORTUNITY

Located in the heart of Blackburn, this former restaurant is a remarkable commercial property situated on Darwen Street and presents an exceptional investment opportunity. With its prime town centre location, the property benefits from the vibrant hustle and bustle of the area, ensuring a steady flow of foot traffic and visibility for any business venture.

Spanning over five floors, including a basement, this versatile space offers ample room for creative transformation. The layout is ideal for conversion into multiple flats or offices, catering to the growing demand for residential and commercial spaces in this thriving town. Each floor boasts spacious rooms, providing the perfect canvas for your vision, whether it be stylish apartments or modern office environments.

The property is equipped with communal WC space, along with a separate WC conveniently located on the ground floor. Additional WCs are available on the third and fourth floors, enhancing the functionality of the space for both residential and commercial use. The generous bedroom or office spaces throughout the building allow for flexible design options, making it suitable for a variety of purposes.

Darwen Street, Blackburn, BB2 2AJ

Offers Over £375,000



- Tenure Freehold
- On Street Parking
- Bursting With Potential
- Property Has The Potential To Be Converted Into Flats
- Council Tax Band TBC
- Ideal Investment Opportunity
- Easy Access To Major Commuter Routes

- Commercial EPC Rating C
- Spanning Over Five Floors
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Glass double entrance door with metal frame leading to an entrance space.

### Entrance Space

14'10 x 9'4 (4.52m x 2.84m)

Spotlights, smoke alarm, wood effect laminate flooring and door to hall.

### Hall

26'9 x 26'11 (8.15m x 8.20m)

Stairs to second floor, doors to office and inner hall.

### Office

20'7 x 14'11 (6.27m x 4.55m)

Serving hatch window, security camera and smoke alarm.

### Inner Hall

19'1 x 4' (5.82m x 1.22m)

Stairs to cellar, doors to communal WC, WC, storage, lounge space and kitchen space.

### Lounge Space

35'9 x 16'8 (10.90m x 5.08m)

UPVC single glazed window, three hard wood single glazed windows, spotlights and three central heating radiators.

### WC

5'4 x 4'3 (1.63m x 1.30m)

Dual flush WC, pedestal wash basin with mixer tap, tiled elevation and tiled floor.

### Communal WC

10'3 x 6'2 (3.12m x 1.88m)

Two dual flush WC enclosed cubicles, pedestal wash basin, tiled elevation and tiled floor.

### Storage

7'8 x 5'8 (2.34m x 1.73m)

Loft access.

### Kitchen Space

15'6 x 14'5 (4.72m x 4.39m)

Tiled elevation, tiled floor, door to utility space and open arch to office.

## Utility Space

19'1 x 8'4 (5.82m x 2.54m)

Aluminium double glazed door to external, stairs to second floor, spotlights and smoke alarm.

## Office

16'3 x 13'9 (4.95m x 4.19m)

UPVC double glazed window, central heating radiator and storage.

## Second Floor

### Balcony Space

25'9 x 19'2 (7.85m x 5.84m)

Lighting, stairs to third floor and decking.

## Third Floor

### Landing

35'2 x 6'2 (10.72m x 1.88m)

Stairs to fourth floor, stairs to lower ground floor, spotlights, smoke alarm, WC and kitchen space.

### Office One

15'7 x 13'8 (4.75m x 4.17m)

Spotlights, smoke alarm and central heating radiator.

### Office Two

15'7 x 13'10 (4.75m x 4.22m)

Hard wood single glazed window, spotlights, smoke alarm, central heating radiator and tiled floor.

### Office Three

22'4 x 12'6 (6.81m x 3.81m)

Three hard wood single glazed windows, two central heating radiators, spotlights, smoke alarm and tiled floor.

### Office Four

16'10 x 11'11 (5.13m x 3.63m)

Hard wood single glazed window, central heating radiator, tiled floor, smoke alarm and spotlights.

### Office Five

24'2 x 16'9 (7.37m x 5.11m)

Two hard wood single glazed windows, central heating radiator, spotlights, smoke alarm, television point and tiled floor.

## Fourth Floor

## Landing

51'11 x 5' (15.82m x 1.52m)

Doors to WC, storage and doors to five bedrooms.

## Bedroom One

20'2 x 15'10 (6.15m x 4.83m)

Two storage areas.

## Bedroom Two

20'5 x 9'1 (6.22m x 2.77m)

Storage.

## Bedroom Three

13'2 x 11'2 (4.01m x 3.40m)

Storage.

## Bedroom Four

13'2 x 11'6 (4.01m x 3.51m)

Storage.

## Bedroom Five

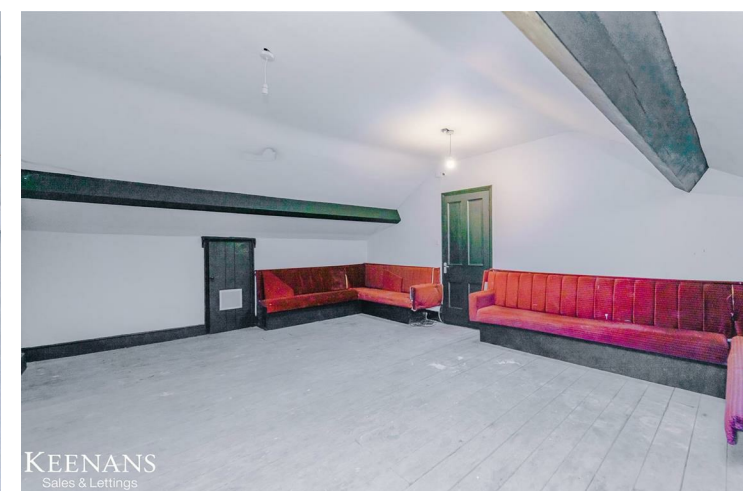
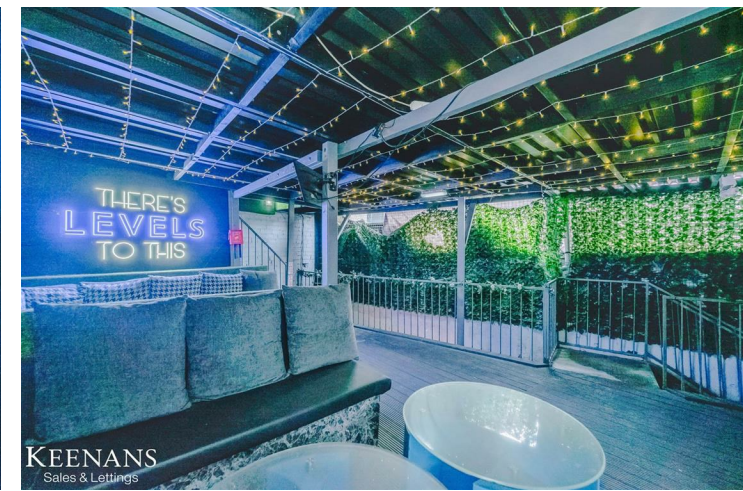
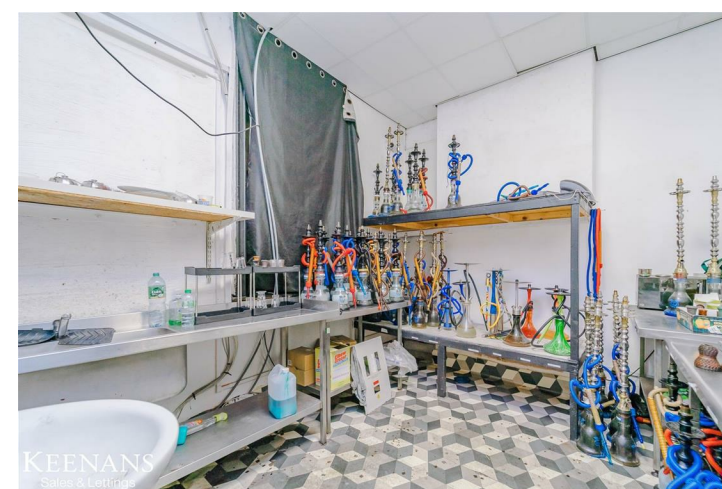
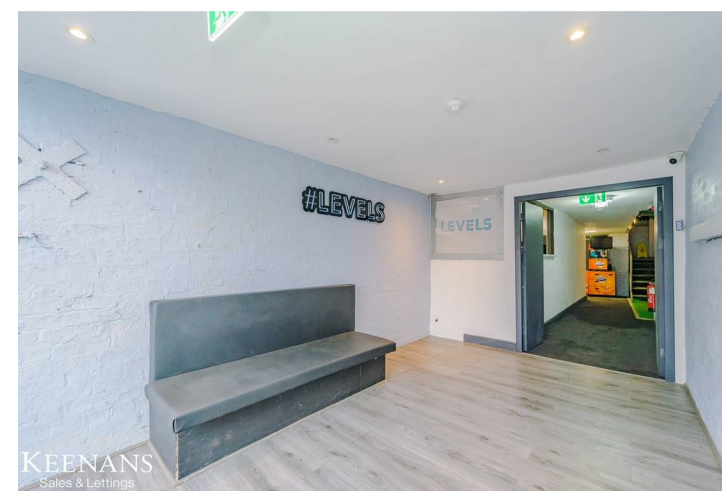
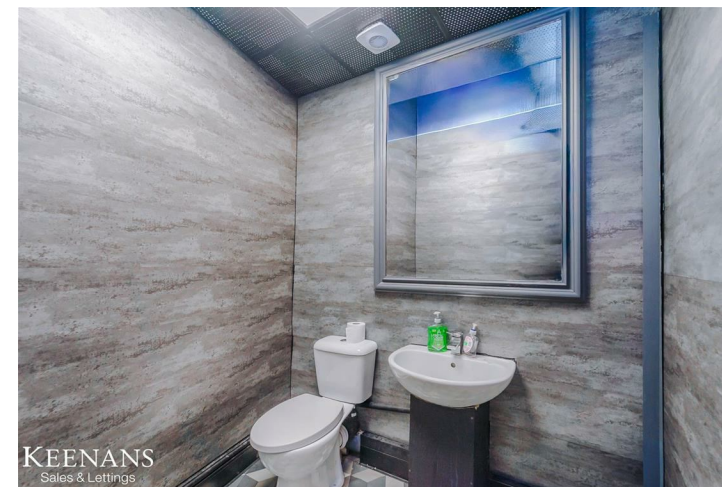
13'3 x 11'11 (4.04m x 3.63m)

Storage.

## WC

5'1 x 4'8 (1.55m x 1.42m)

Dual flush WC, pedestal wash basin with mixer tap and PVC elevation.



Tel: 01254916276

www.keenans-estateagents.co.uk