



Bolton Road, Darwen, BB3 1BZ

Asking price £100,000

Located in the heart of Darwen, this property on Bolton Road presents a unique opportunity for investors. Currently operating as a successful takeaway, the commercial premises has been tenanted for over 20 years, providing a steady income of £600 per calendar month. This long-standing tenant demonstrates the stability and desirability of the location, making it an attractive investment.

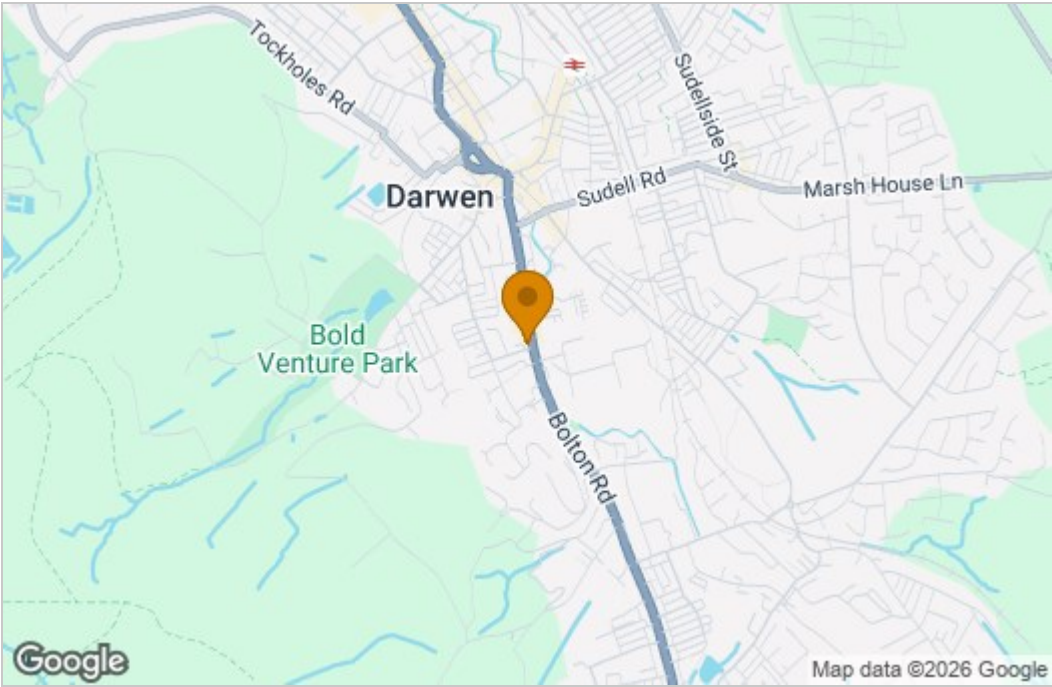
Above the commercial unit, there is a flat that is currently being utilised for storage. This space offers potential for conversion into a residential area, providing an additional income. The property's prime location on Bolton Road ensures high visibility and foot traffic, which is advantageous for any business venture.

With its established tenant and the possibility for further development, this property is a rare find in the bustling area of Darwen. Whether you are looking to expand your investment portfolio or seeking a property with dual functionality, this house offers a promising opportunity. Do not miss the chance to explore the potential that this property holds.

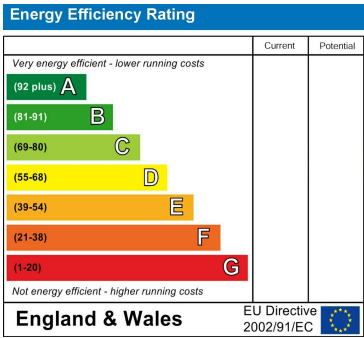
Call the office to arrange a viewing on 01254 691352

Floor Plan

Area Map



Energy Efficiency Graph



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