

# HUNTERS<sup>®</sup>

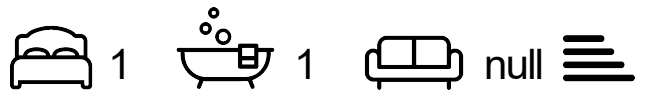
HERE TO GET *you* THERE



## Duckworth Street

Darwen, BB3 1AR

£600



GROUND FLOOR COMMERCIAL UNIT  
UTILITIES INCLUDED

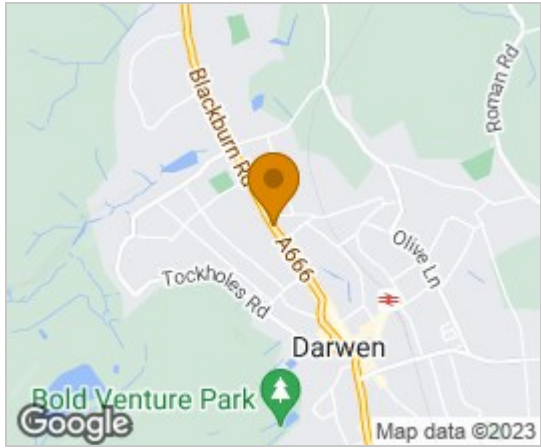
Situated in a prominent position on the busy A666 main road that runs through Darwen. The self contained unit measures approximately 378 square feet and includes a kitchen area and separate WC. The property has the added benefit of including utility costs with water, gas and electricity built into the monthly rent.

The unit was a former nail salon and could be continued as this usage or subject to checking approval for planning consents a variety of other uses. Electric roller shutters to the front and a shared enclosed rear yard.

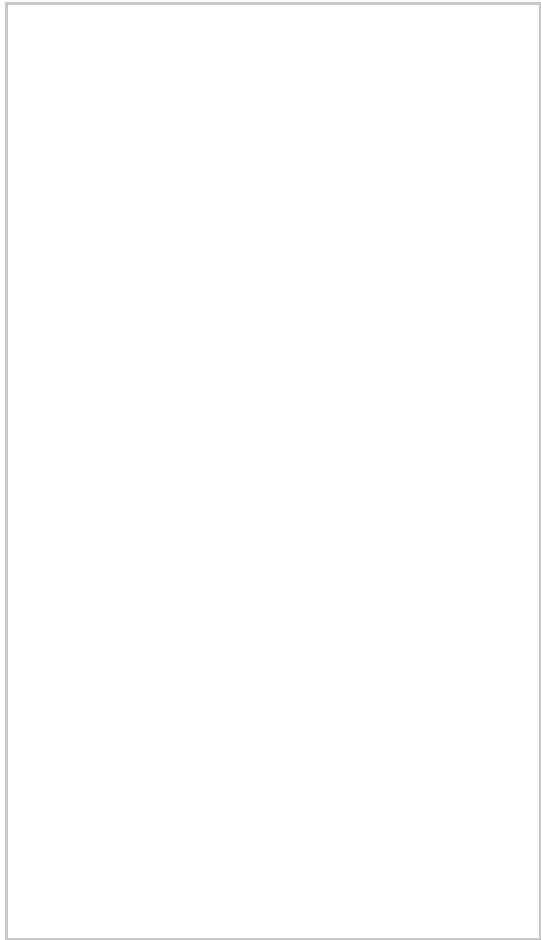
Contact Hunters Lettings Team to arrange a viewing.



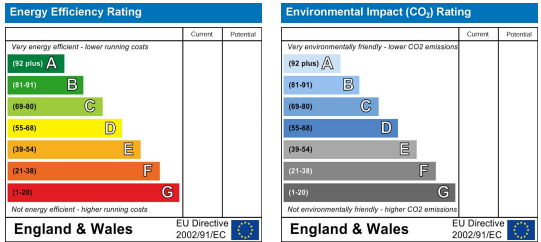
### Area Map



### 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.