



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		
England & Wales		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Towngate, Blackburn, BB6 7NE

Offers Over £325,000

AN IMPRESSIVE COMMERCIAL PROPERTY

Nestled in the heart of Great Harwood, Blackburn, this remarkable commercial property presents a rare opportunity for discerning buyers seeking a versatile space with immense potential. The property boasts an extensive floorplan, allowing for a variety of uses and the chance to truly make it your own.

One of the standout features of this property is the potential to create a stunning flat on the second floor, offering an ideal living space or rental opportunity. This flexibility makes it perfect for those looking to invest in a property that can adapt to their needs.

Surrounded by the vibrant atmosphere of Great Harwood, the property is situated on the square, providing easy access to local amenities and the charming community that this town is known for. The wrap-around gardens enhance the appeal, offering a delightful outdoor space for relaxation or entertaining.

With an abundance of indoor space, this property is not only a canvas for your creativity but also a practical choice for anyone looking to establish a presence in this popular area. Whether you envision a thriving business or a unique residential space, this property is brimming with possibilities. Do not miss the chance to explore this exceptional opportunity in Great Harwood.

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

Towngate, Blackburn, BB6 7NE

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- Commercial Premises
- CEPC Rating: TBC
- Tenure: Leasehold
- Town Centre Location
- Could Suit A Varity of Uses
- Car Park To Rear
- Potential For Flat Above

First Floor

Bar

53'9 x 26'1 (16.38m x 7.95m)
Spotlights, coving, smoke alarm, bar, tiled elevations, TV point, granite effect hearth and surround, part lino flooring, doors to snooker room, two WC's, two store rooms, kitchenette, door to stairs to ground floor, doors to stairs for flat and hardwood door to rear.

WC One - Inner Hall

5'9 x 2'9 (1.75m x 0.84m)
Tiled elevation and door to WC.

WC One

12'1 x 9'6 (3.68m x 2.90m)
Two low flush WC's, two vanity top wash basins with traditional taps, extractor fan, tiled elevation and tiled floor.

WC Two - Inner Hall

6'6 x 2'9 (1.98m x 0.84m)
Tiled elevation and door to WC.

WC Two

9'6 x 9'5 (2.90m x 2.87m)
Two low basin WC's, vanity top wash basins with traditional taps, four urinals, extractor fan, tiled elevation and tiled floor.

Store One

10'1 x 5'5 (3.07m x 1.65m)

Store Two

11'4 x 5'9 (3.45m x 1.75m)
Beer pumps and extractor fan.

Kitchenette

10'7 x 5'1 (3.23m x 1.55m)
Laminate base units, wood effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, smoke alarm, tiled elevation and lino flooring.

Snooker Room

95'7 x 53'9 (29.13m x 16.38m)
Five hardwood single glazed windows, pelmet lighting, part wood effect laminate flooring, doors to office and inner hall and double fire doors to rear.

Office

32'5 x 10'8 (9.88m x 3.25m)
White wall and base units, granite effect worktops and part wood effect laminate flooring.

Inner Hall

17'1 x 8' (5.21m x 2.44m)
Door to store room and hardwood door to rear.

Store

26'4 x 8' (8.03m x 2.44m)
Door to store two.

Store Two

10'7 x 8' (3.23m x 2.44m)

Ground Floor

Cellar

11'3 x 9'7 (3.43m x 2.92m)
Boiler, plumbing for washing machine and hardwood double doors to rear.

Second Floor

Room One

38'6 x 23'3 (11.73m x 7.09m)
Hardwood single glazed window, central heating radiator and open access to two rooms.

Room Two

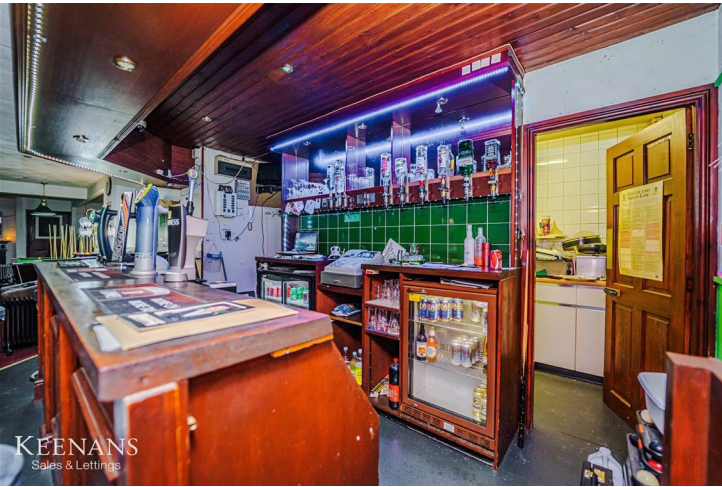
7'10 x 7'6 (2.39m x 2.29m)

Room Three

13'2 x 10'1 (4.01m x 3.07m)

External

Decked courtyard, wrap around gardens, mature shrubs and access to communal car park.



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