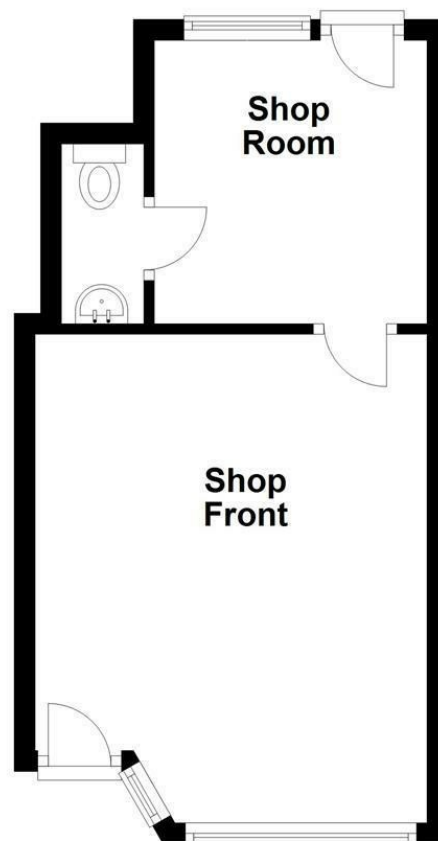
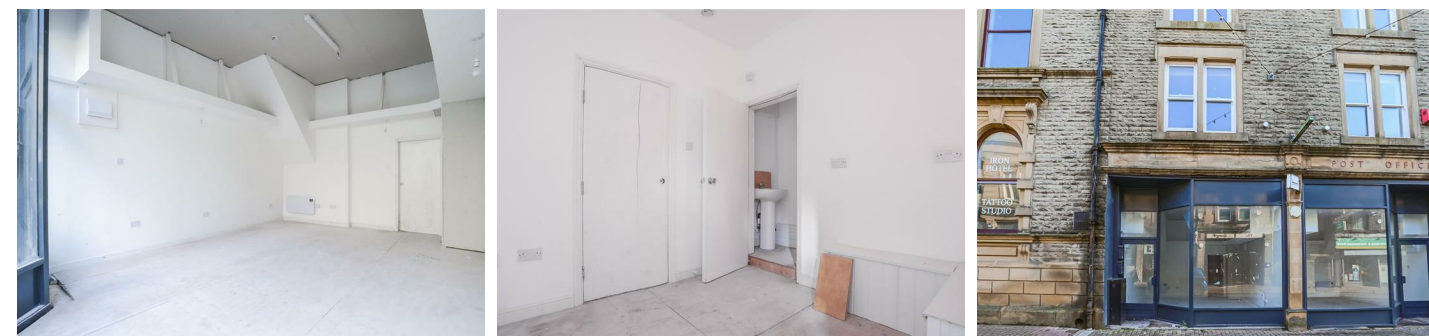


**Ground Floor**  
Approx. 276.2 sq. feet



Total area: approx. 276.2 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Deardengate, Haslingden, BB4 5SN Offers Over £55,000

THE PERFECT BUSINESS OPPORTUNITY IN HASLINGDEN

Keenans are proud to bring to the market this shop fronted property situated in the heart of Haslingden, with two spacious shop rooms this property is the perfect business opportunity. The shop is situated in walking distance to surrounding shops, pubs and local amenities whilst also being a short drive to the popular town centre of Rawtenstall. This property is not one to be missed!

The property comprises briefly to the ground floor, entrance to the spacious shop front where there is a door providing access to the second shop room. The second shop room has doors leading to the WC and to the rear of the property. Externally, to the rear of the shop there is a shared access right away.

For further information, or to arrange a viewing please contact our Rossendale office.

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.

# Deardengate, Haslingden, BB4 5SN

## Offers Over £55,000



- Town Center Located
- WC
- EPC Pending
- On street parking
- No Chain Delay
- Well Presented
- Council Tax Band Pending
- Perfect Business Opportunity
- Nearby Amenities
- Leasehold

### Ground Floor

#### Shop Front

21'07 x 14'01 (6.58m x 4.29m )  
UPVC double glazed window, central heating radiator, two electric heaters, door to shop room two, fuse box, smoke alarm.

#### Shop Room Two

8'01 x 8'00 (2.46m x 2.44m)  
UPVC double glazed window, electric heater, door to WC, composite door to the rear of the property.

#### WC

5'08 x 2'07 (1.73m x 0.79m)  
Dual flush WC, pedestal wash basin with mixer tap.

