



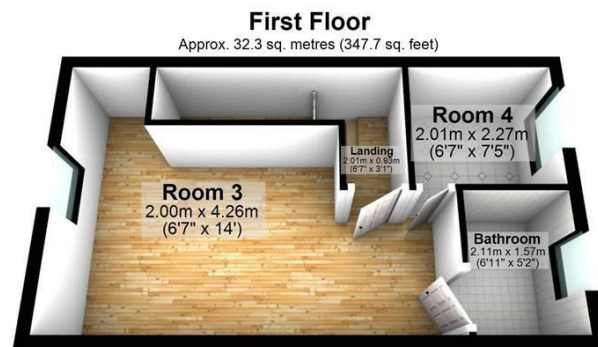
11 NEW WELLINGTON STREET

BLACKBURN, BB2 4DY

£82,000
FREEHOLD

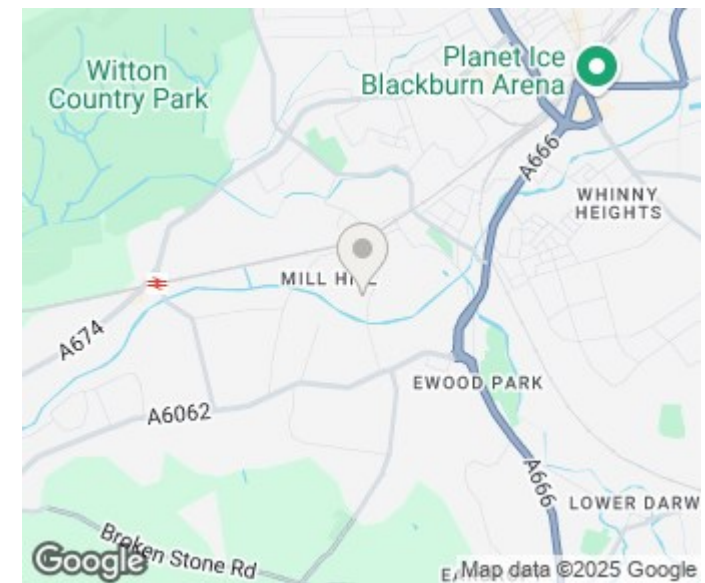
HIGH SPEC FLAT AND SHOP FOR SALE** GREAT INVESTMENT OPPORTUNITY AT A SENSIBLE PRICE**
13% YIELD** SERIOUS BUYERS ONLY - IF INTERESTED WE WILL EXPECT YOU TO SHOW COMMITMENT** AVAILABLE NOW

AINSWORTH LORD
ESTATES



Total area: approx. 78.5 sq. metres (844.8 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Darwen Office Sales
49 Market Street
Darwen
Lancashire
BB3 1PS

01254 760660
Darwen@AinsworthLordEstates.com
www.ainsworthlordestates.com

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