



**Two Storey Commercial Property with the Opportunity to Create a  
Separate Apartment. 1100 Sq Ft**

**101A Preston New Road**

Blackburn, BB2 6AY

Convenience Store, Office,  
Retail, High Street Retail, Trade  
Counter, Trade Counter /  
Showroom

**FOR SALE**

1,100 sq ft

(102.19 sq m)

- Corner Commercial Unit
- Vacant Possession
- Investment Potential
- Customer Parking
- Busy Main Road Location

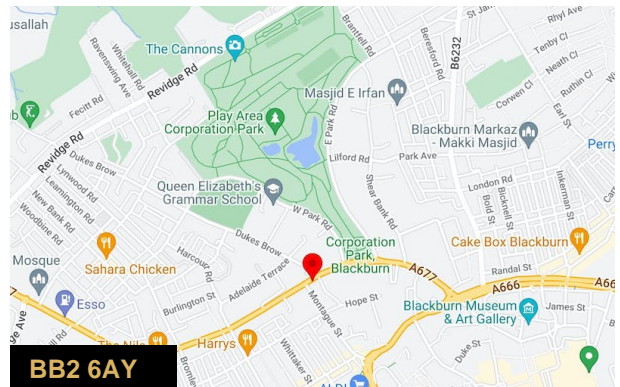
# 101A Preston New Road, Blackburn, BB2 6AY

## Summary

Available Size	1,100 sq ft
Rates Payable	£2,858.77 per annum
Rateable Value	£5,729
EPC Rating	Upon Enquiry

## Description

This deceptively spacious commercial property has 1100 Sq Ft of accommodation over three floors. Located at the junction of two busy main roads it has off road parking to side and offers scope to create a separate unit upstairs (subject to the usual permissions). The accommodation on offer comprises briefly a large shop floor with office just off it. To the first floor are two good rooms which could be used as offices or stock rooms, there is also a bathroom and kitchen to the first floor. There is a door to the side of the ground floor which means the first floor could be used as a self contained unit. For more information please contact the office.



## Viewing & Further Information



**Simon Harvey**

0161 764 4440

[commercial@pearsonferrier.co.uk](mailto:commercial@pearsonferrier.co.uk)

**More properties @ [pearsonferrier.co.uk](http://pearsonferrier.co.uk)**