



1 East Park Road, Blackburn, BB1 8DW

£850 Per month

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Nestled on East Park Road in Blackburn, this impressive commercial property offers a substantial space of 3,520 square feet, perfect for a variety of business ventures. Built in 1890, the property boasts a rich history while providing modern conveniences that cater to today's commercial needs.

The large shop unit is designed to attract customers, featuring a spacious layout that allows for flexible use. With an area of 85 square metres, it provides ample room for displays, stock, and customer interaction. The property also includes a rear loading bay, ensuring easy access for deliveries and logistics, which is a significant advantage for any retail or service-oriented business.

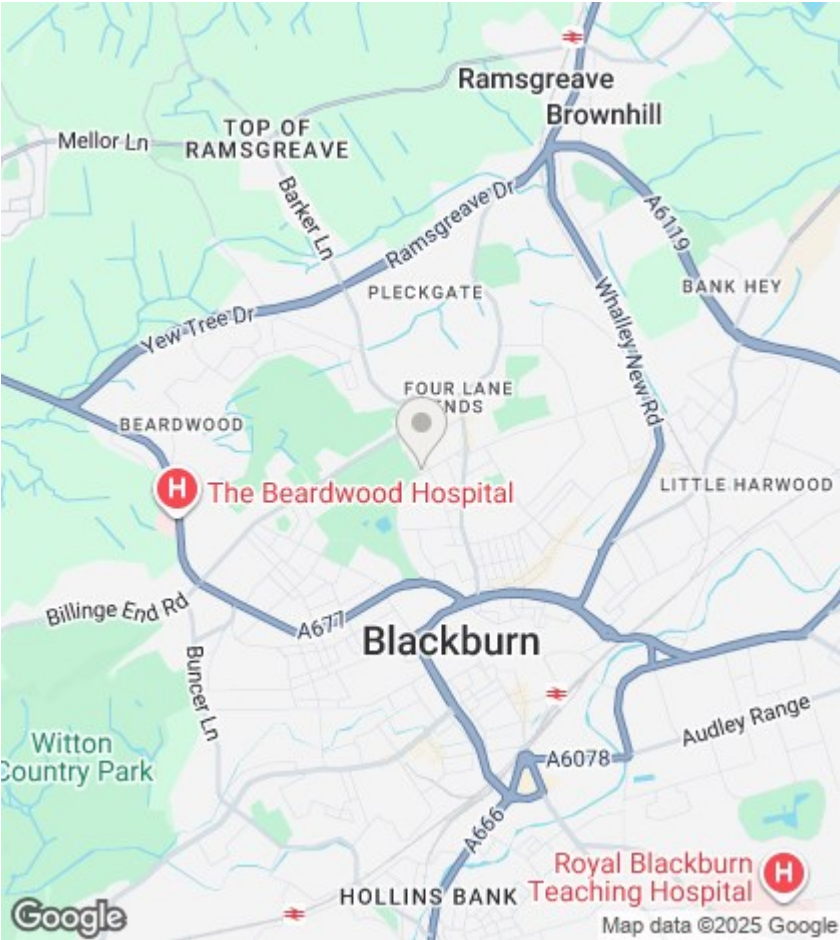
Additionally, customer parking is available, enhancing the convenience for visitors and encouraging footfall. This feature is particularly beneficial in a bustling area like Blackburn, where accessibility can greatly influence customer decisions.

This property presents an excellent opportunity for entrepreneurs looking to establish or expand their business in a prime location. With its blend of historical charm and practical amenities, it is well-suited for a range of commercial activities. Do not miss the chance to make this remarkable space your own.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

EPC Rating:

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