

# For Sale



## Eanam, Blackburn

42-44 Copy Nook, BB1 3DZ

Total Area: 2,384 sq ft (221 sq m)

Offers Over £165,000

### Location & Description:

- Eanam is a central commercial and mixed-use area in Blackburn, located just west of Blackburn town centre and adjacent to the Leeds and Liverpool Canal. The area benefits from excellent access via the A674 and A678, linking to Junction 6 of the M65 motorway, providing direct routes to Preston, Burnley, and the wider Lancashire region.
- Blackburn railway station is within close proximity, offering frequent services to Manchester, Preston, and Leeds. Eanam is known for its historic warehouse buildings and is home to a mix of commercial, office, industrial, and leisure uses, making it an important employment zone for the town.
- The area benefits from ongoing regeneration and investment initiatives aimed at revitalising the wider Blackburn town centre, which supports a population of over 120,000.
- The property is located within a small retail parade fronting the A678. Nearby occupiers include Enzo Designs, Snack City, Exclusive Furniture and Smash & Eat.

### Demise:

Ground Floor      1,593 sq ft (147.99 sq m)  
First Floor          791 sq ft (73.49 sq m)

### Price:

Offers in the region of £165,000.

### Tenure:

Freehold with vacant possession.

### VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £10,500.

### Date Prepared:

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register and stay up to-date with this property please click the image below.**



### Contact Us:

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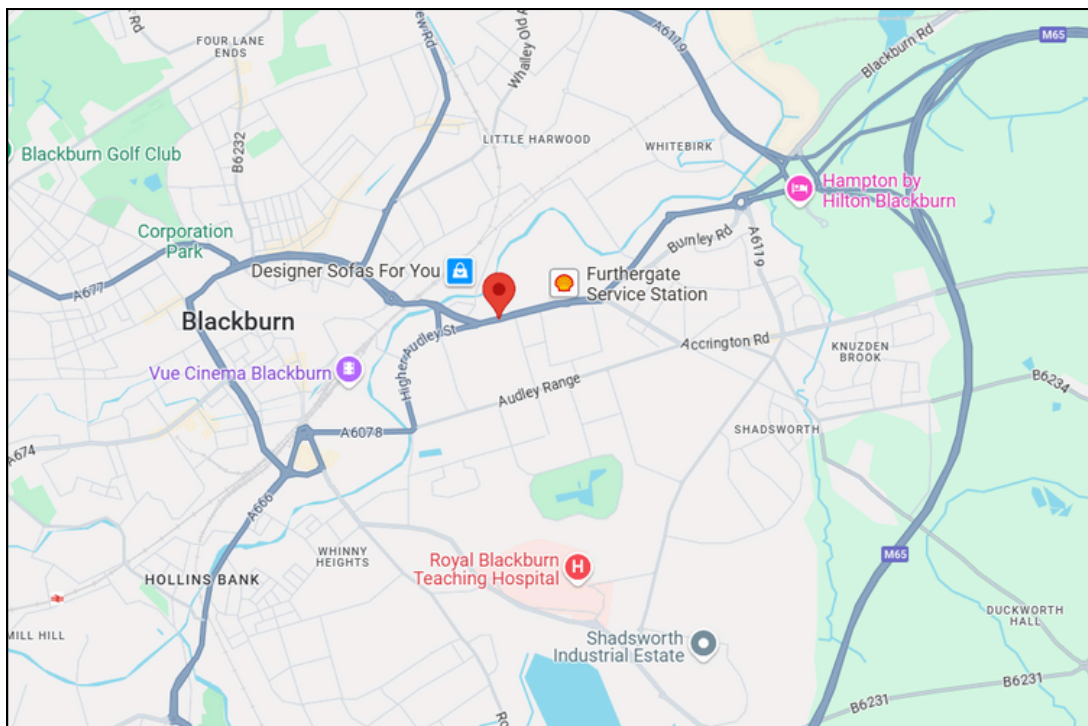
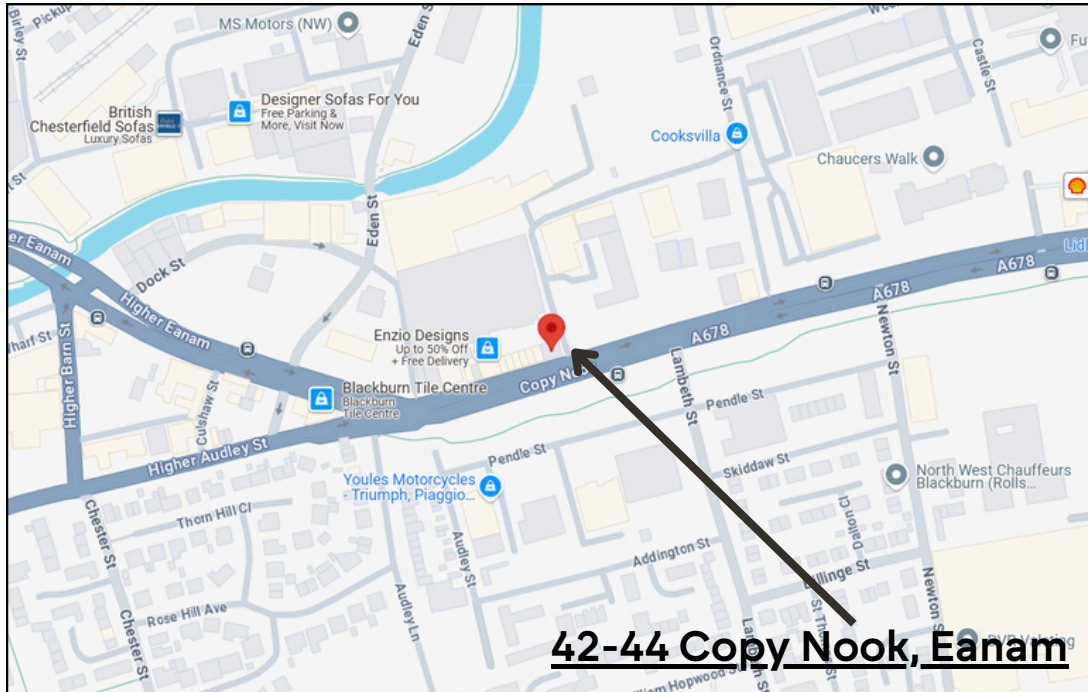
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