

# To Let



## Blackburn

38-44 Church Street, BB1 5AF

Total Area: 4,582 sq ft (425.7 sq m)

Rent upon Application

## Location & Description:

- The property is situated on Church Street pedestrian zone, within Blackburn town centre.
- The property benefits from close proximity to town centre car parking facilities and The Mall Shopping Centre and is within approx. 5 minutes walking distance from Blackburn Train Station.
- Church Street benefits from a modern retail environment and sits opposite the new Mall Market area.
- Nearby occupiers include HSBC, Ladbrokes, Haute Dolce Café and The Grove Public House.

## Demise:

|              |             |              |
|--------------|-------------|--------------|
| Ground Floor | 2,511 sq ft | (233.3 sq m) |
| First Floor  | 825 sq ft   | (76.7 sq m)  |
| Second Floor | 332 sq ft   | (30.9 sq m)  |
| Basement     | 912 sq ft   | (84.8 sq m)  |

## Rent:

Available upon request.

## Lease:

The premises are currently held on a FRI lease expiring 24th March 2034. There are two sub-leases in place.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2026) – £25,750.

## Date Prepared:

Updated May 2026

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Contact Us:

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**Blackburn (28-46 Church Street Goad)**  
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