

# To Let



## Blackburn

Unit 144,1 Victoria Court, The Mall Shopping Centre

811 sq ft (75 sq m)

Rent on application

## Location & Description:

- The Mall, Blackburn is the prime location in the town being the only shopping centre.
- It comprises of 60,400 sq m (650,000 sq ft) of floor space, 120 shops and 1,400 car parking spaces. It is anchored by Primark and Boots.
- The unit is arranged on ground and basement levels.

### Demise:

Ground Floor 811 sq ft (75.3 sq m)  
Basement Ancillary 1,376 sq ft (127.58 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £11,464.

### EPC:

Energy Performance Rating Assessment – B.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) – £34,000.

### Date Prepared:

April 2024

### Contact Us:

#### Gary Crompton

07554 402314  
gary@barkerproudlove.co.uk

#### Jon Lovelady

07717 661389  
jon@barkerproudlove.co.uk

#### Lunson Mitchenall

John Fowler  
020 7478 4950  
johnf@lunson-mitchenall.co.uk



Blackburn



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