

Manchester Office: 0161 631 2852

# To Let



# Blackburn

Unit 144, 1 Victoria Court, The Mall Shopping Centre

811 sq ft (75 sq m) Rent on application



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# **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:

Available upon request.

#### 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:**

December 2024

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:**

### **Gary Crompton**

07554 402314 gary@barkerproudlove.co.uk

# Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

#### **Steve Henderson**

07870 999618

steveh@barkerproudlove.co.uk

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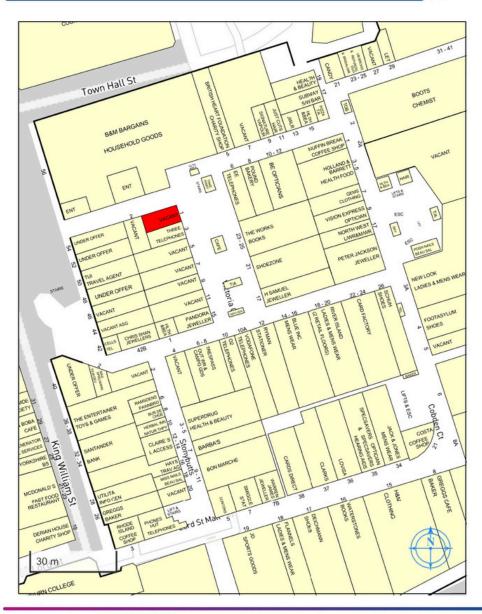


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Blackburn (Unit 144, 1 Victoria Court Goad) Modified: 24-Sep-25 15:34:12 / Surveyed: 21-May-24







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