

# To Let



## Blackburn

Unit 116, 4 Spring Hill, The Mall Shopping Centre

Ground Floor: 1,136 sq ft (105.5 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 occupies a prominent corner unit opposite Pandora and The Body Shop.

**Demise:**

Ground Floor 1,136 sq ft (105.5 sq m)

Basement 672 sq ft (62.4 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £38,250.

**Date Prepared:**

June 2025

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.

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