

To Let



Blackburn

Unit 166-167, 10/12 Market Way, The Mall Shopping Centre

Ground Floor 2,258 sq ft (209.8 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 located along Market Way, close to Pound Bakery.**

Demise:

Ground Floor 2,258 sq ft (209.8 sq m)
Basement Ancillary 1,407 sq ft (130.7 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 £20,110.

EPC:

Energy Performance Rating Assessment – B

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £76,500

Date Prepared:

April 2024

Contact Us:

Gary Crompton

07554 402314
gary@barkerproudlove.co.uk

Jon Lovelady

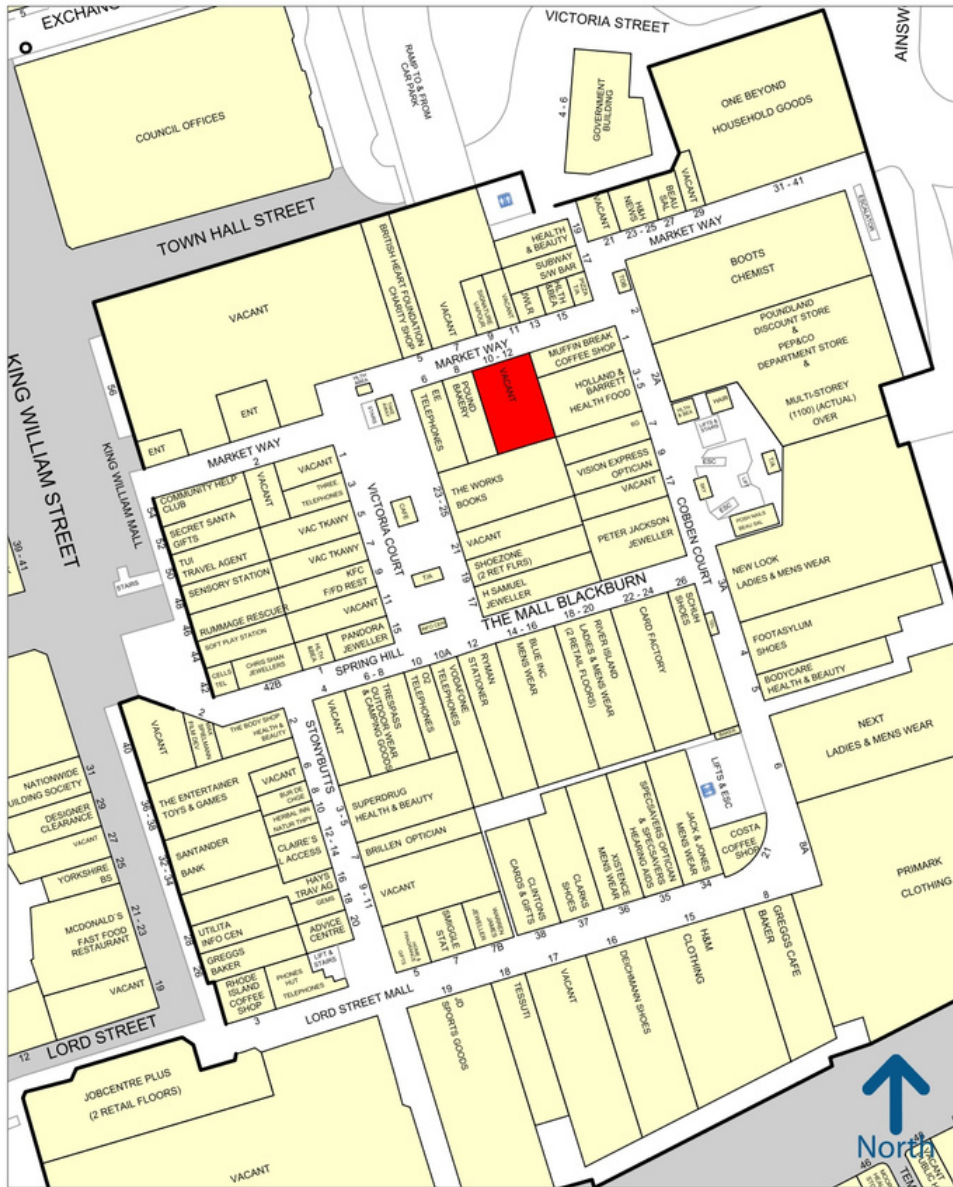
07717 661389
jon@barkerproudlove.co.uk

Lunson Mitchenall

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



Blackburn



50 metres
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