

To Let-Under Offer



Blackburn

Unit 170A, 21-23 Victoria Court, The Mall Shopping Centre

Ground Floor 1,948 sq ft (181 sq m)

Rent on Application

Location & Description:

- The Mall, Blackburn is the prime location in the town being the only shopping centre.
- It comprises 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 premises are located in Victoria Court opposite KFC.
- The unit is arranged over ground and basement levels.

Demise:

Ground Floor 1,948 sq ft (181 sq m)
Basement Ancillary 985 sq ft (92 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 – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £65,500.

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.

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Blackburn (Unit 170a, 21-23 Victoria Court)
Modified: 09-Oct-25 11:25:59 / Surveyed: 21-May-24



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Experian Goad Plan Created: 09/10/2025
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