

# To Let



## 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 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 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:

On-account service charge stands at approximately £36,015.

### 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:

April 2024

### Contact Us:

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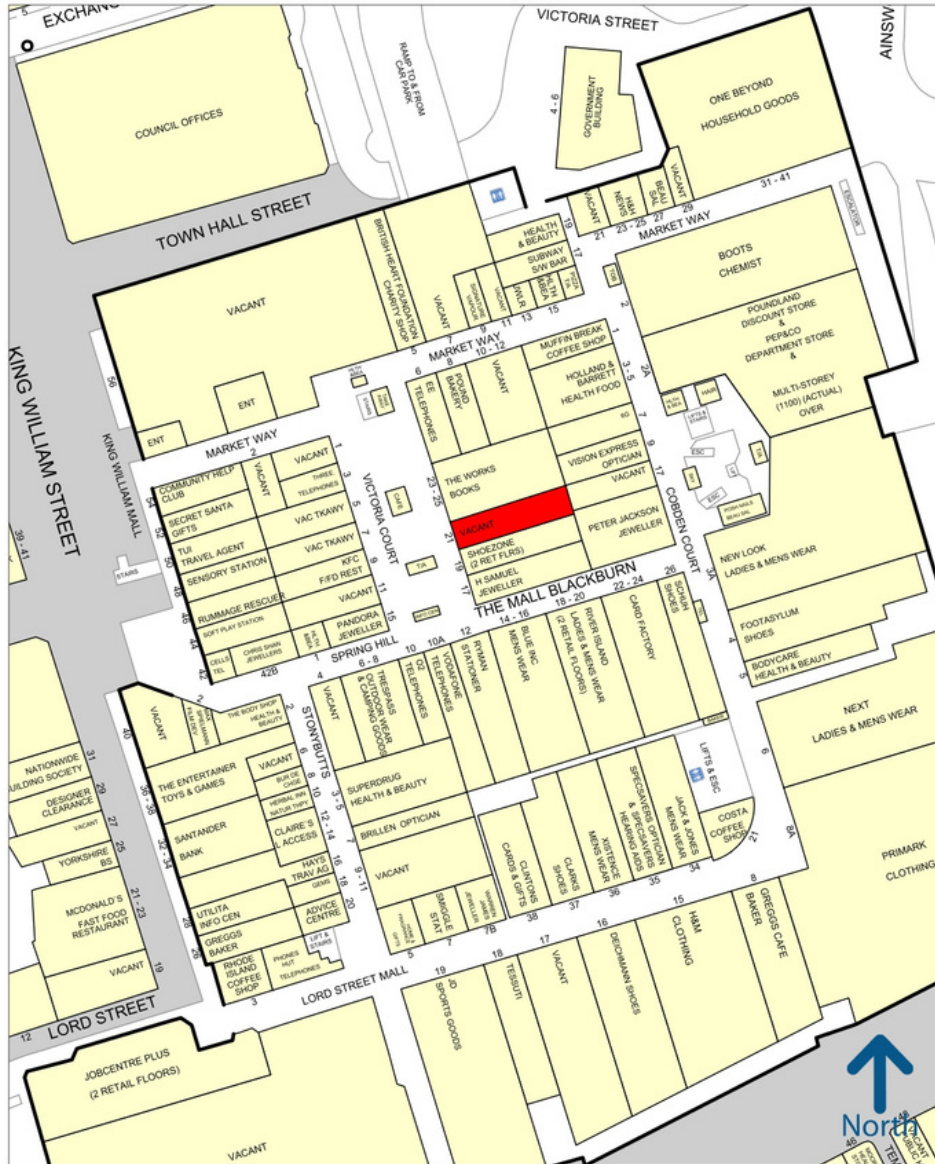
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Blackburn



50 metres  
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