Barker Proudlove

Manchester Office:
0161 631 2852

To Let



Blackburn

Unit 146, 2 Stonybutts, The Mall Shopping Centre

Ground Floor: 795 sq ft (71.07 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 location adjacent to Max Spielmann.**

Demise:

Ground Floor Sales 765 sq ft (71.07 sq m)
Ancillary 323 sq ft (30.01 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current period stands at approximately £8,007.09.

EPC:

Energy Performance Rating Assessment - B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £25,000.

Date Prepared:

Updated April 2026

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:

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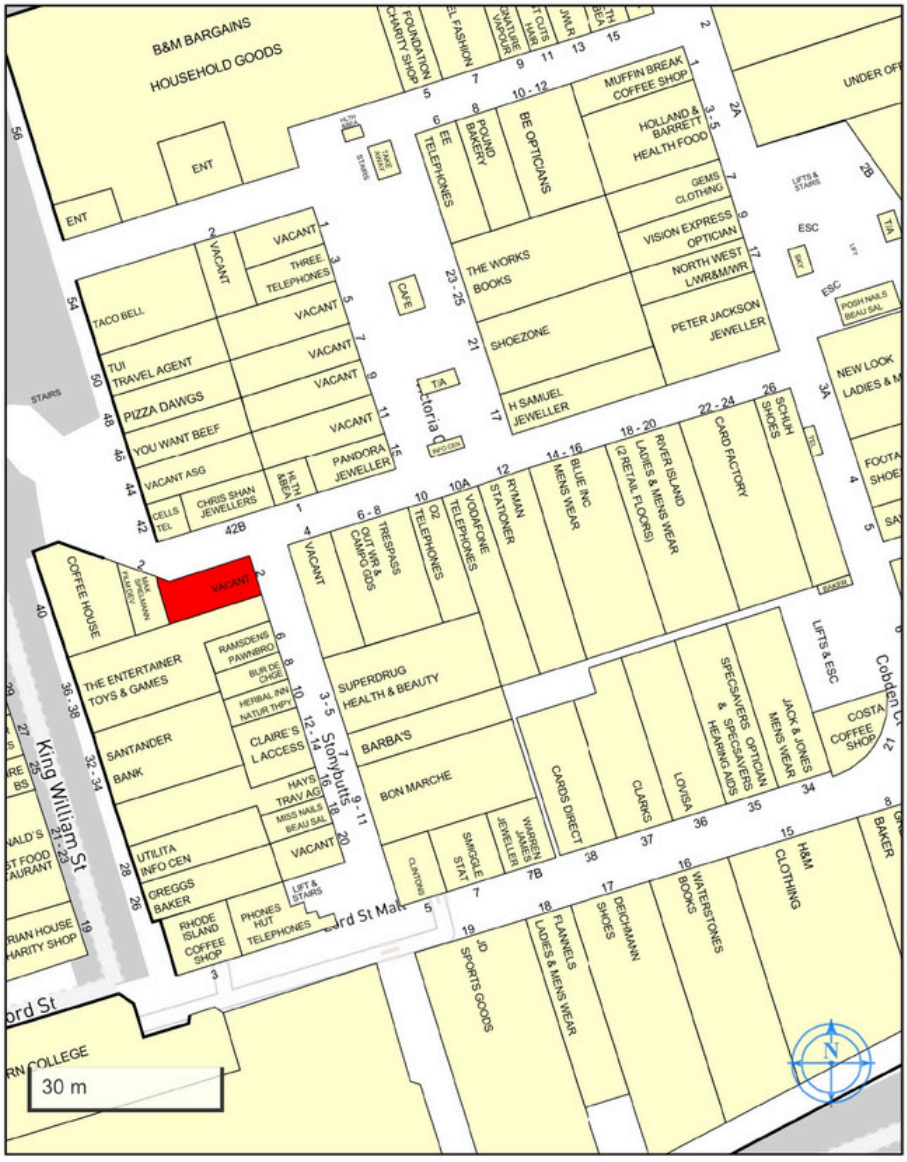
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Blackburn (Unit 146, 2 Stonybutts)

Modified: 16-Dec-25 15:59:17 / Surveyed: 21-May-24



Ordnance Survey

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Experian Goad Plan Created: 16/12/2025

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