

To Let



Blackburn

Unit 210b, 35/37 Ainsworth Street, The Mall Shopping Centre

Ground Floor: 1,312 sq ft (121.89 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, B&M and Boots.
- The unit occupies a prominent external location fronting the main bus station.

Demise:

Ground Floor 1,312 sq ft (121.89 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 £8,377.44.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £23,250.

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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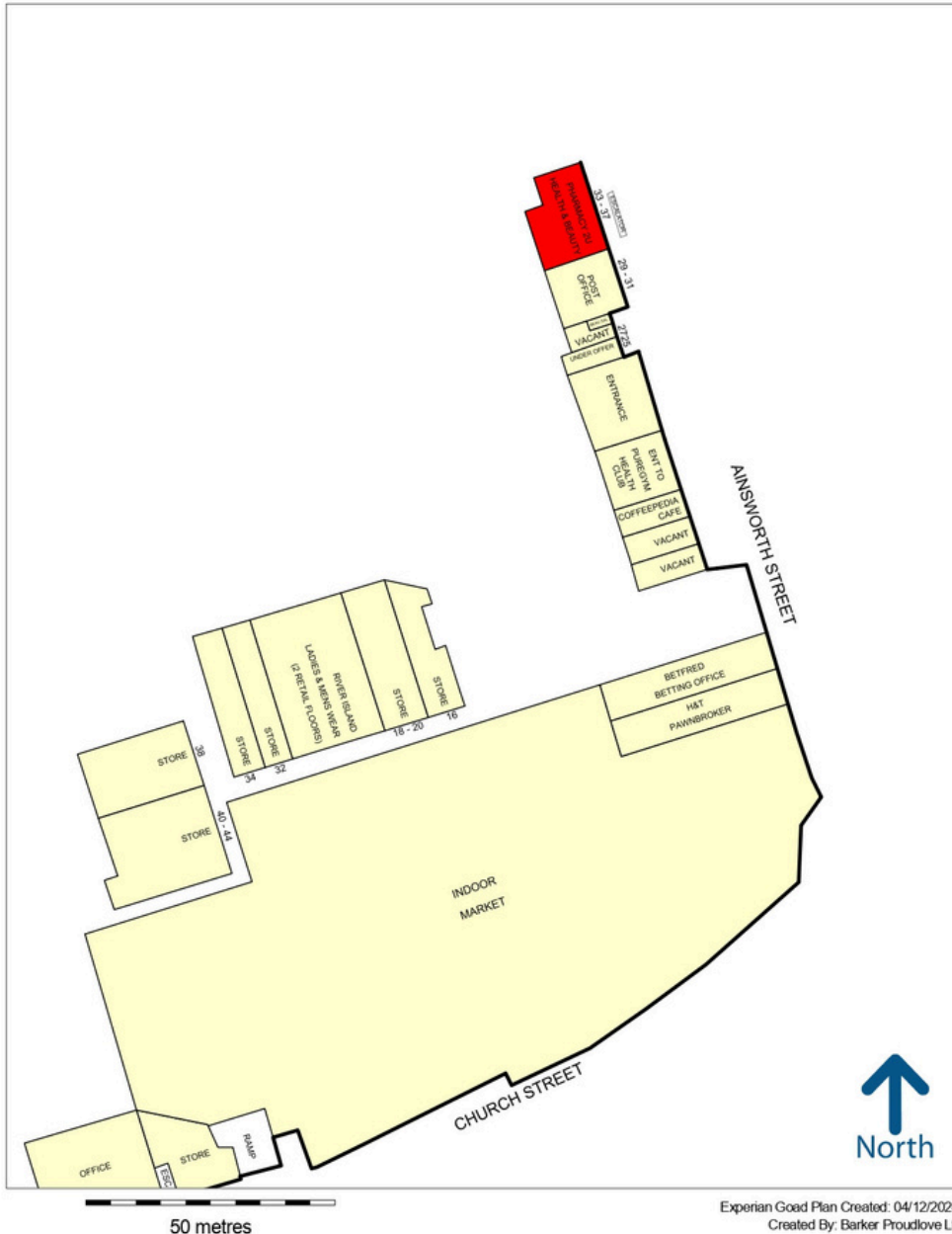
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Blackburn



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