

# To Let



## Blackburn

Unit 120, 14/16 Spring Hill, The Mall Shopping Centre

Ground Floor: 3,435 sq ft (319.12 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 position on Spring Hill adjacent to Rymans Stationers and River Island.

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**Demise:**

Ground Floor 3,435 sq ft (319.12 sq m)  
Basement 2,787 sq ft (258.92 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 – B.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £85,500.

**Date Prepared:**

June 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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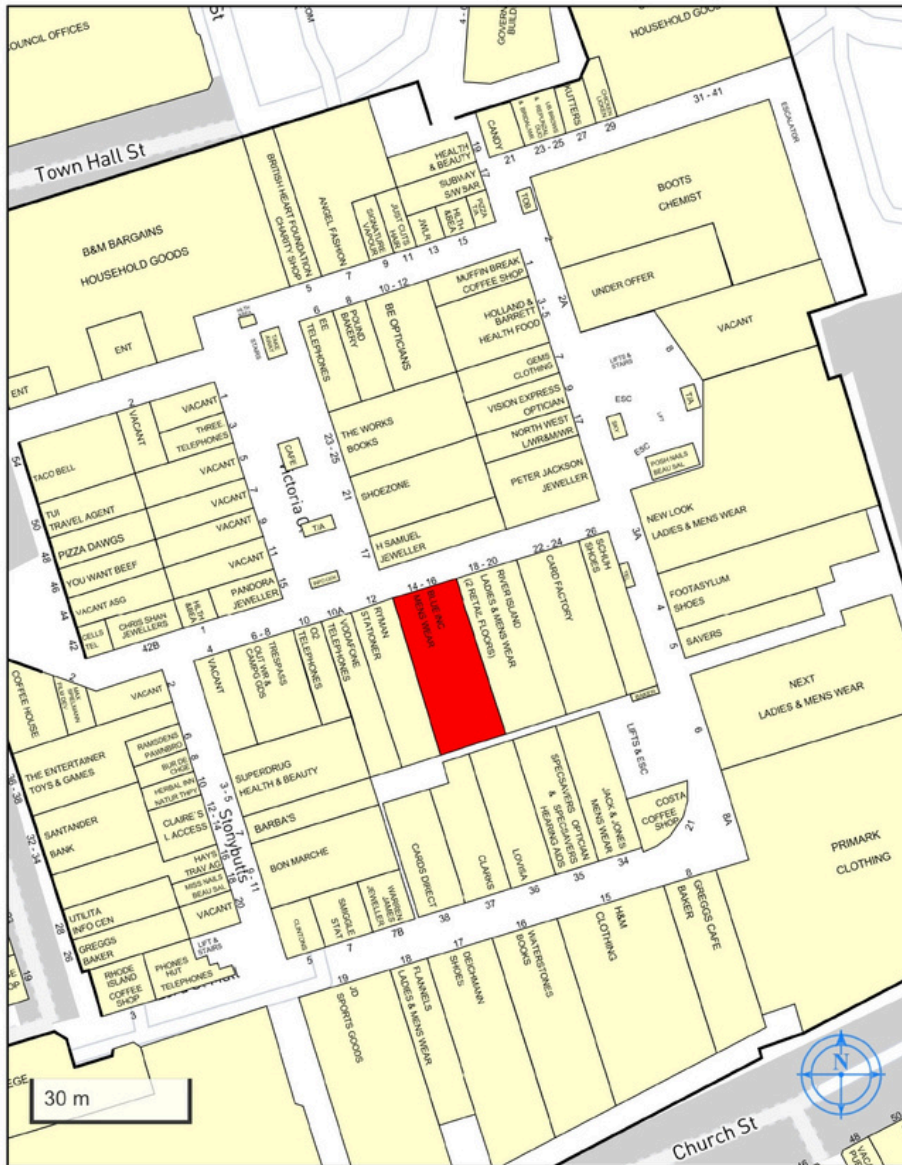
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Blackburn (14-16 Spring Hill Goad)  
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