

SHOPPING CENTRE PROPERTY / CLASS E

Unit 144 1 Victoria Court, The Mall Shopping Centre, Blackburn BB1 7JE

**Rent: On application****Ground Floor Area**

811 Sq ft / 75 Sq M

**TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove**

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Location:

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.

Accommodation:

The unit is arranged on ground and basement levels and comprises the approximate following floor areas:

| Demise: | Sq Ft | Sq M |
|--------------------|--------------|-------------|
| Ground Floor | 811 | 75.3 |
| Basement Ancillary | 1,376 | 127.8 |

Rent:

On Application

Tenure:

The premises are available by way of a new effective FRI lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £34,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge stands at approximately £11,464 per annum.

EPC:

Energy Performance Asset Rating - B

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2023

Subject to Contract

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1 Victoria Court
Blackburn

