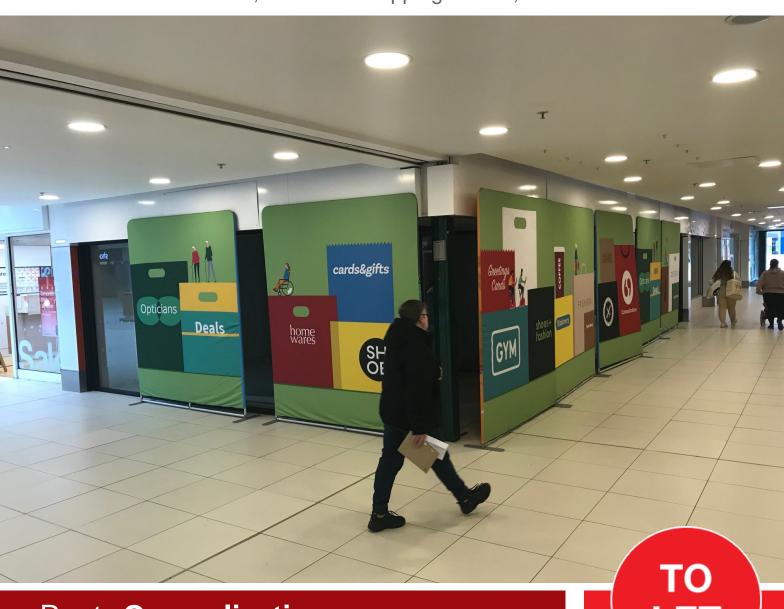


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

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

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Jon Lovelady

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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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2023

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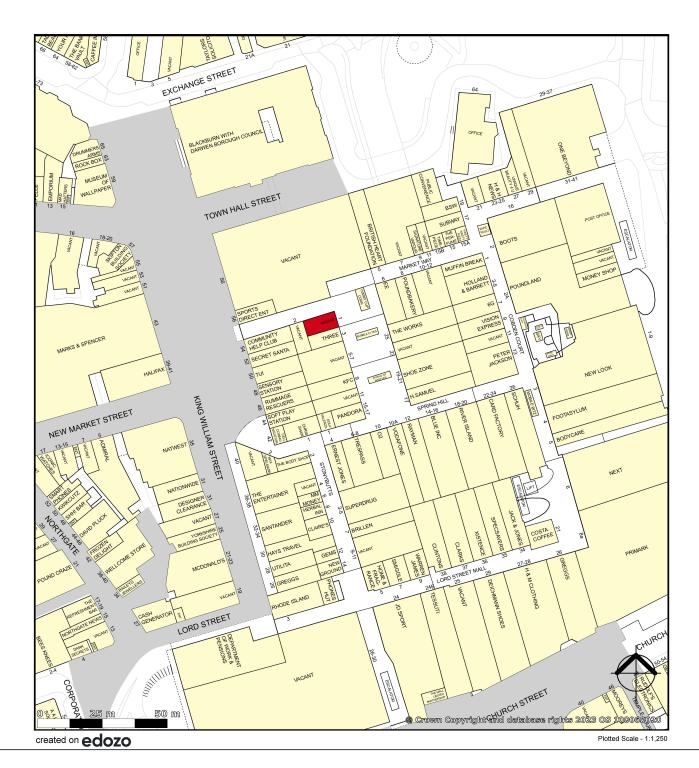


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1 Victoria Court Blackburn



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