

SHOPPING CENTRE PROPERTY / CLASS E**Unit 26 16 Lord Street, The Mall Shopping Centre, Blackburn BB1 7NQ****LET****Rent: On application****Ground Floor Area****4,329 Sq ft / 402 Sq M****Viewing Strictly through the joint letting agents.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk****Lunson Mitchenall****John Fowler****Tel: 020 7478 4950****Email: JohnF@lunson-mitchenall.co.uk**

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.

The unit is located within the prime Lord Street Mall, adjacent to H&M as well as being close by to Footasylum, Next and Primark.

Accommodation:

The premises comprises the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	4,329	402.3
First Floor	1,521	141.4

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 £83,500. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge stands at approximately £36,663 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:

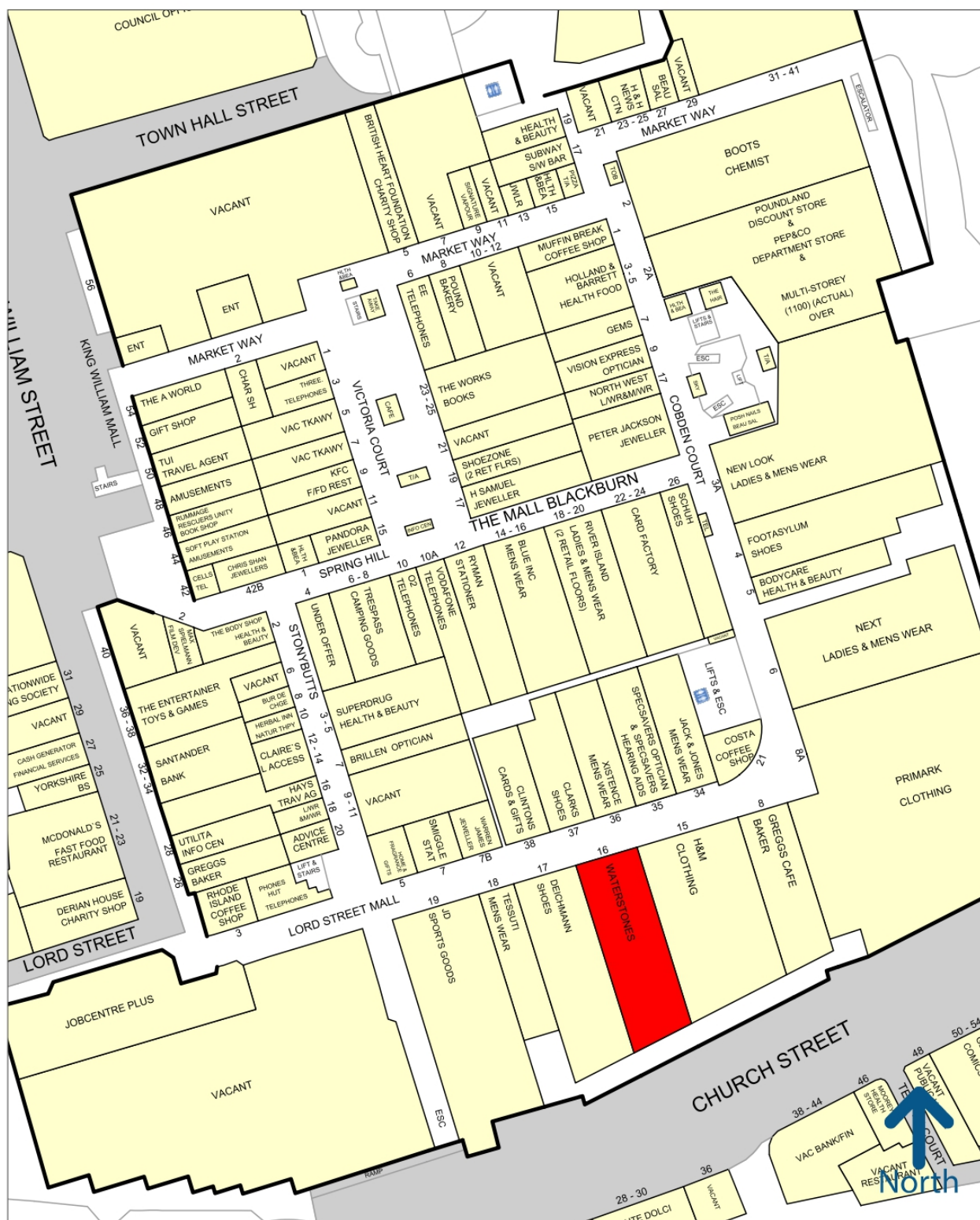
February 2023

Subject to Contract

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Blackburn



50 metres

Experian Goad Plan Created: 19/12/2023

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