

Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

## SHOPPING CENTRE PROPERTY / CLASS E

Unit 170A 21-23 Victoria Court, The Mall Shopping Centre, Blackburn BB1 7JE

Forever in our hearts.

# Rent: On application Ground Floor Area 1,948 Sq ft / 181 Sq M

# UNDER OFFER

### Viewing Strictly through the joint letting agents.

#### **Barker Proudlove**

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#### **Lunson Mitchenall**

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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.

The premises are located in Victoria Court opposite KFC.

#### Accommodation:

The unit is arranged over ground and basement levels, comprising of the approximate following floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,948	181
Basement Ancillary	985	92

#### 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 £65,500. 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 £36,015 per annum.

EPC:

Energy Performance Asset Rating - C

#### 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.

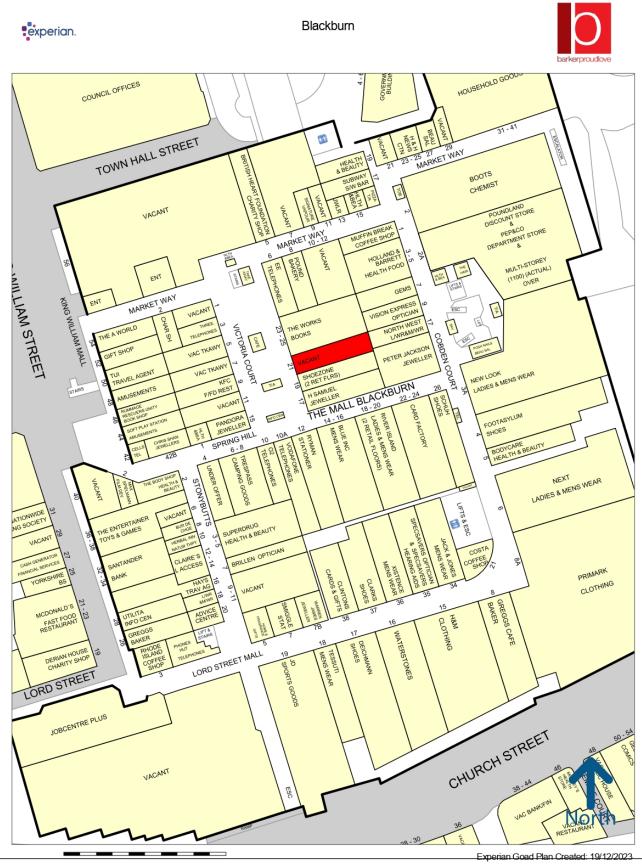
#### Date Prepared: February 2023

Subject to Contract

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Map data

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