

SHOPPING CENTRE PROPERTY / CLASS E

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



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

**UNDER  
OFFER**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

Gary Crompton

Mob: 07554 402314

Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

Jon Lovelady

Mob: 07717 661389

Email: [jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)

**Lunson Mitchenall**

John Fowler

Tel: 020 7478 4950

Email: [JohnF@lunson-mitchenall.co.uk](mailto: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 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:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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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