

**SHOPPING CENTRE PROPERTY / CLASS E****Unit 133 48 King William Street, The Mall Shopping Centre, Blackburn BB1 7DP****LET****Rent: On application****Ground Floor Area****1,106 Sq ft / 103 Sq M****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 unit is located on King William Street.

**Accommodation:**

The building comprises the approximate following floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,106	102.97
Basement	492	45.75

**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 £20,250. 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 £11,062 per annum.

**EPC:**

Energy Performance Asset Rating - D

**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

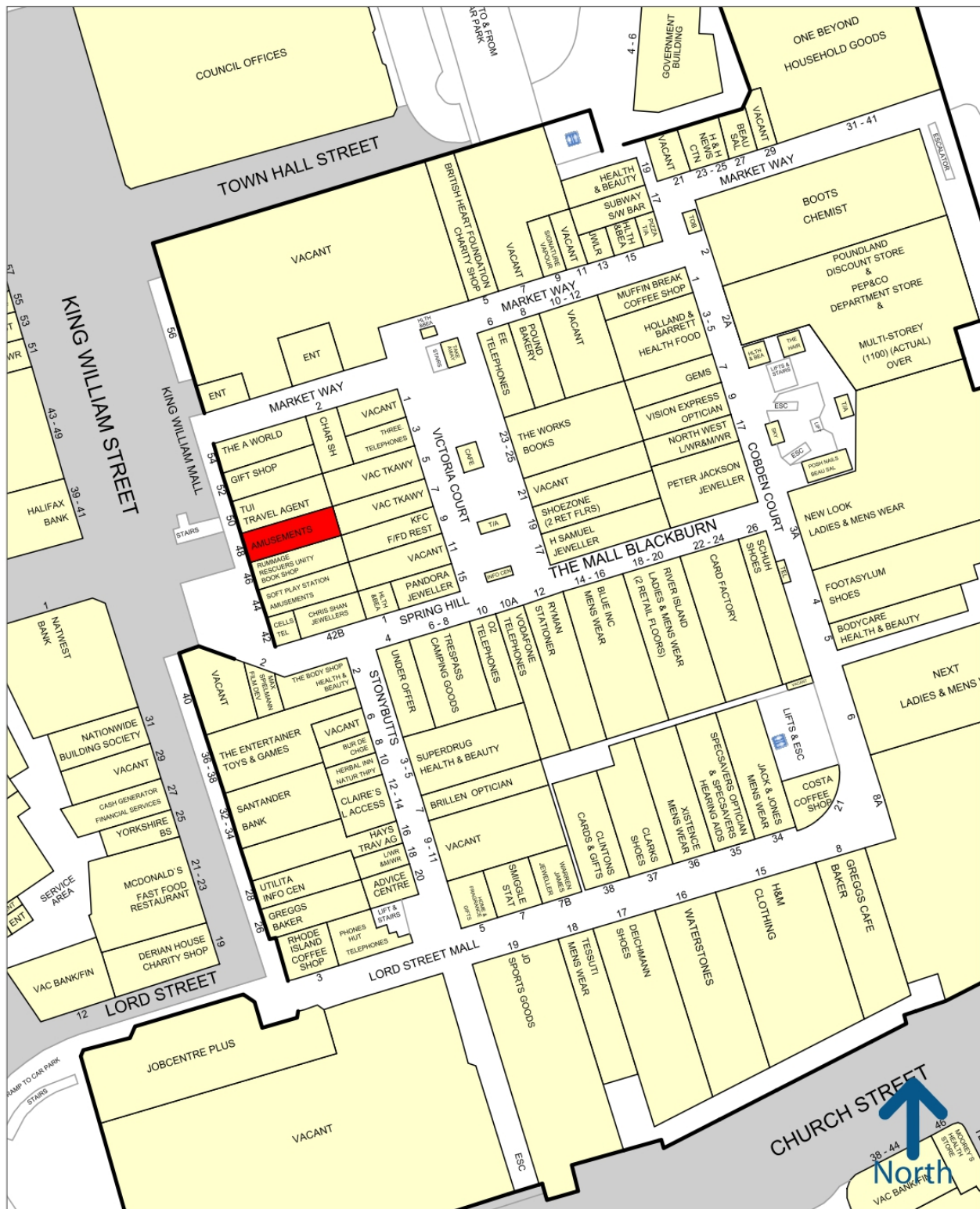
Subject to Contract

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Blackburn



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