

SHOPPING CENTRE PROPERTY / CLASS E

11 Market Way, The Mall Shopping Centre, Blackburn BB1 7JF



LET

Rent: On application

Ground Floor Area

512 Sq ft / 48 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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.

Demise:

| | Sq Ft | Sq M |
|--------------------|--------------|-------------|
| Ground Floor | 512 | 47.60 |
| Basement Ancillary | 280 | 26 |

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 £22,500. 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 is to be confirmed.

EPC:

Energy Performance Asset Rating - Available on request

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:

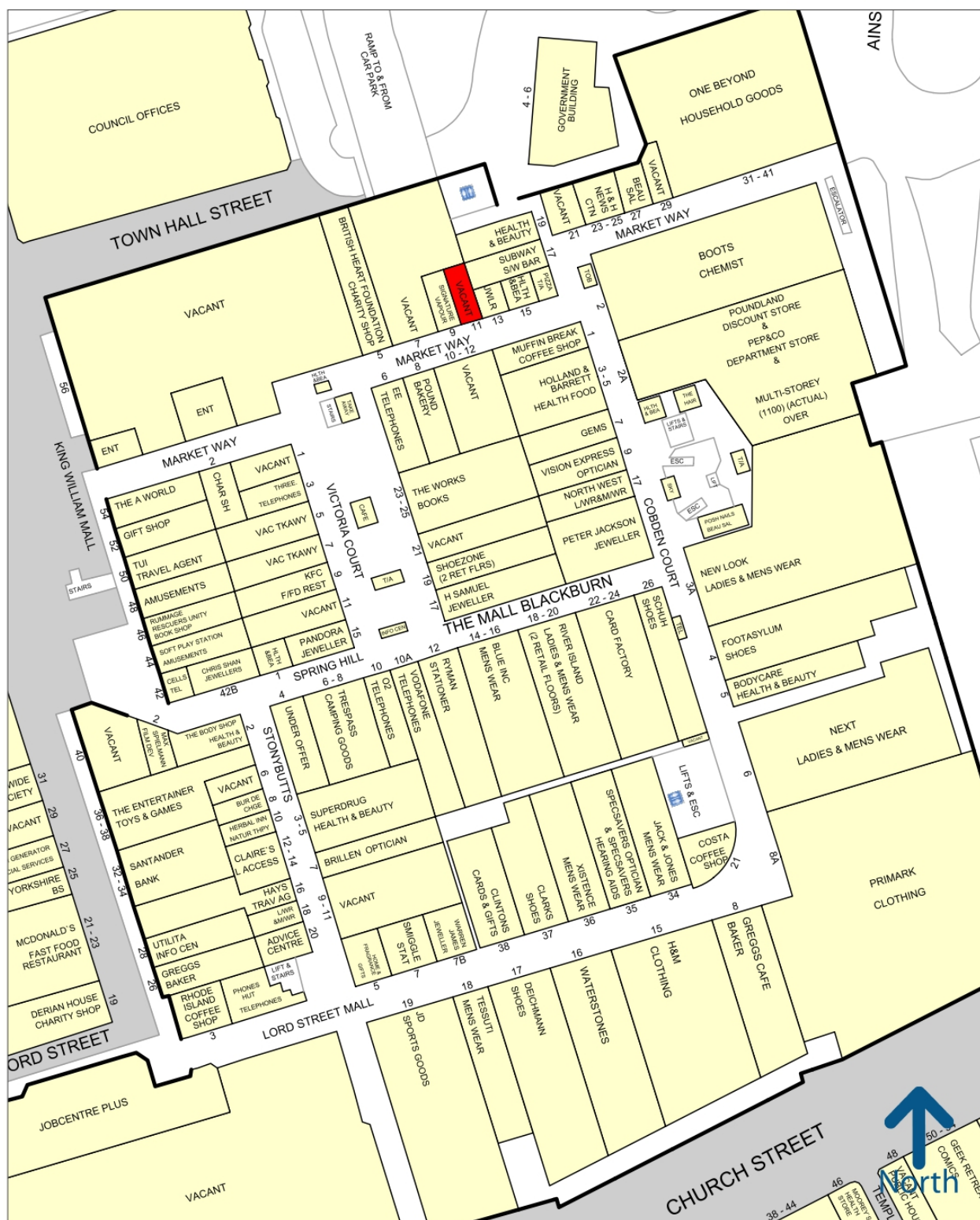
February 2023

Subject to Contract

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Blackburn



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Created By: Barker Proudlove Ltd

