

SHOPPING CENTRE PROPERTY / CLASS E

23-25 Market Way The Mall Shopping Centre, Blackburn BB1 7JQ

**Rent: On application****Ground Floor Area**

717 Sq ft / 67 Sq M

**TO
LET****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:

Ground Floor

Sq Ft

717

Sq M

66.60

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 £18,500. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge is to be confirmed.

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:

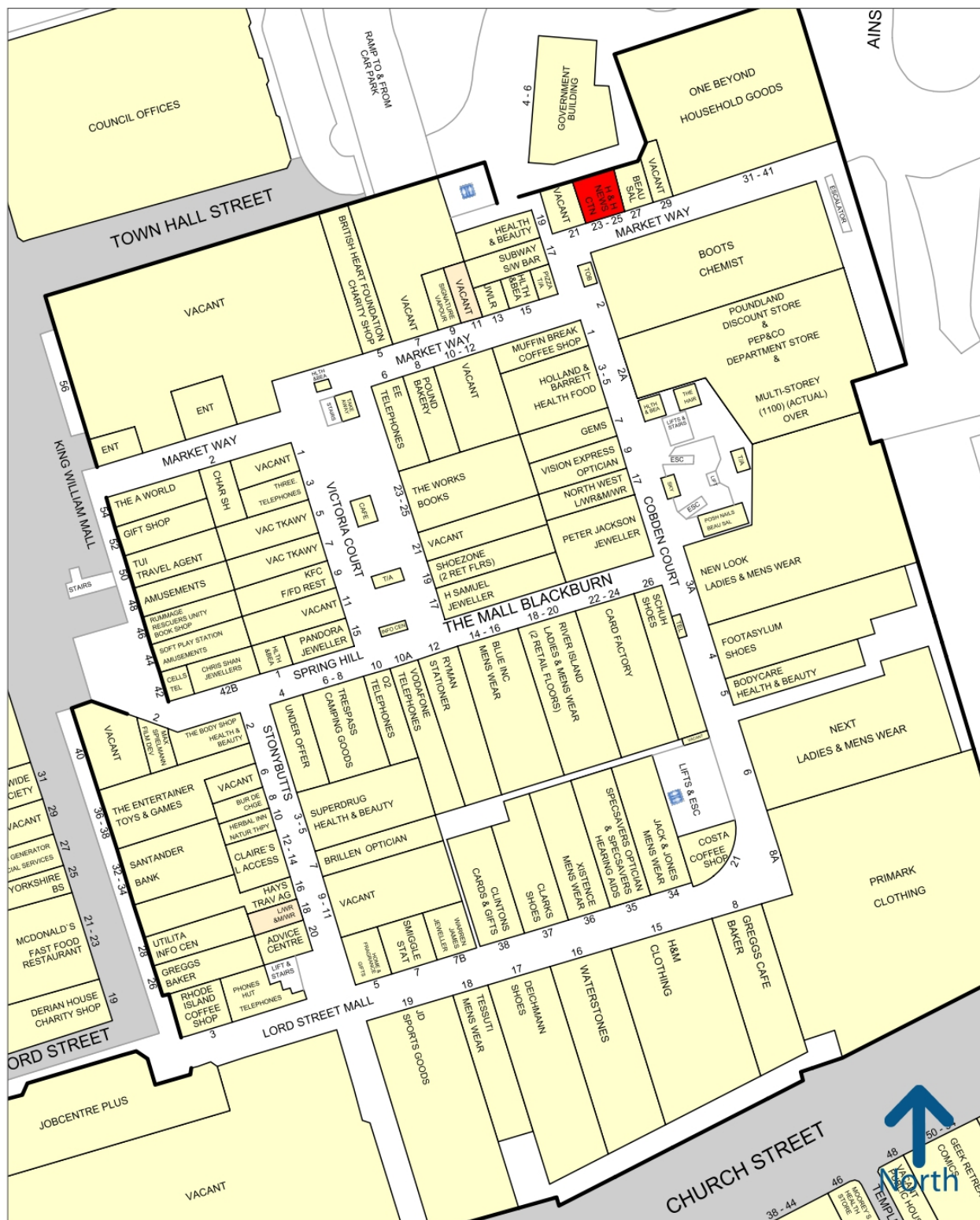
February 2023

Subject to Contract

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Blackburn



Experian Goad Plan Created: 19/12/2023

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