



## SHOP TO LET

### Location

The Mall, Blackburn is the prime retail 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, Debenhams, Wilkos, Boots and Next.

### Description

The unit is adjacent to Peter Jackson jewellers and Vision Express. Other near by occupiers include Holland & Barrett, Boots, New Look & Footasylum.

### Schedule of Accommodation

The premises are arranged over ground floor and basement providing the following approximate net internal floor areas:-

<b>Ground Floor</b>	1,018 Sq Ft	( 95 Sq M )
<b>Basement</b>	944 Sq Ft	( 88 Sq M )

### Terms

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews every 5 years.

### Rent

£65,000 per annum.

A service charge of £15,007 is payable on these premises.

### Rates

Rateable Value : £53,500

Uniform Business Rates Payable per annum (2019/20): 50.4p

Rates Payable (2019/20): £26,964

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

### Subject to Contract

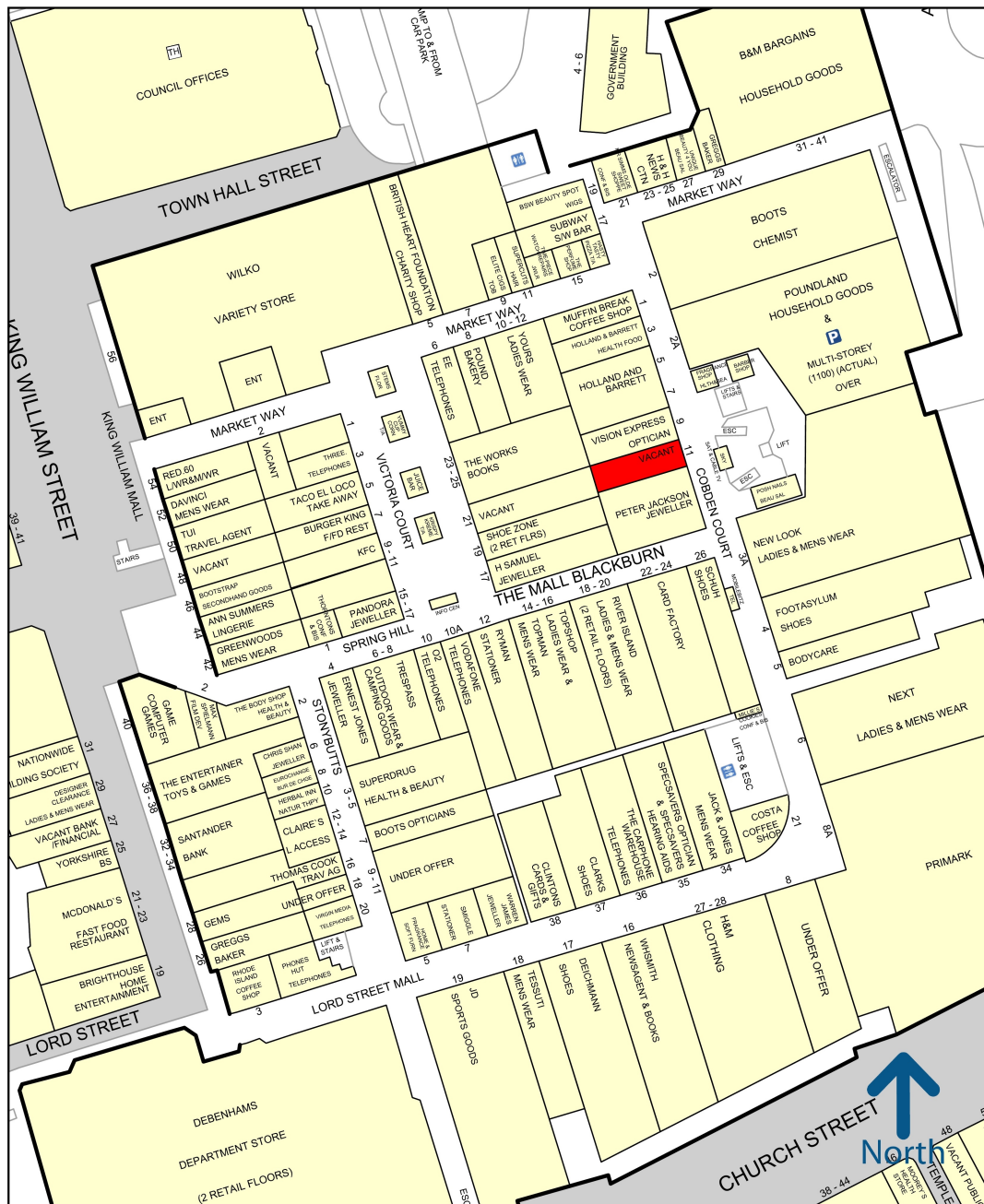
### VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

<b>Tim Letts</b>	<b>Jonathan Thompson</b>	<b>Joint Agent - KLM Property</b>
0161 242 8068	0161 242 8069	0207 317 3700
tletts@lsh.co.uk	jthompson@lsh.co.uk	

**0161 228  
6411**  
**www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



Experian Goad Plan Created: 20/06/2019  
Created By: Lambert Smith Hampton



Copyright and confidentiality Experian, 2019. © Crown  
copyright and database rights 2019. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

#### Misrepresentation Act

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.