



Location

The Mall, Blackburn, is the prime retail destination in the town with over 600,000 sq ft of retail and leisure floor space, 100 shops and 1,300 car parking spaces.

The unit occupies a prime location on Spring Hill fronting the new Victoria Food Court with retailers like Burger King, El Taco Loco and Krispy Kreme. Nearby tenants on Spring Hill include Topman/Topshop, River Island and Ernest Jones.

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 2,219 sq ft | 206.23 sq m |
| Basement | 1,912 sq ft | 177.70 sq m |
| Total | 4,131 sq ft | 383.92 sq m |

Lease Term

The property is available by way of a new 10 year FR&I lease.

Rent

£123,400 per annum exclusive.

Contact

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Rates

| | |
|----------------|-----------------|
| Rateable Value | £106,000 (2017) |
| UBR | 0.479 (2017/18) |

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£27,849 (2017).

Energy Performance Certificate

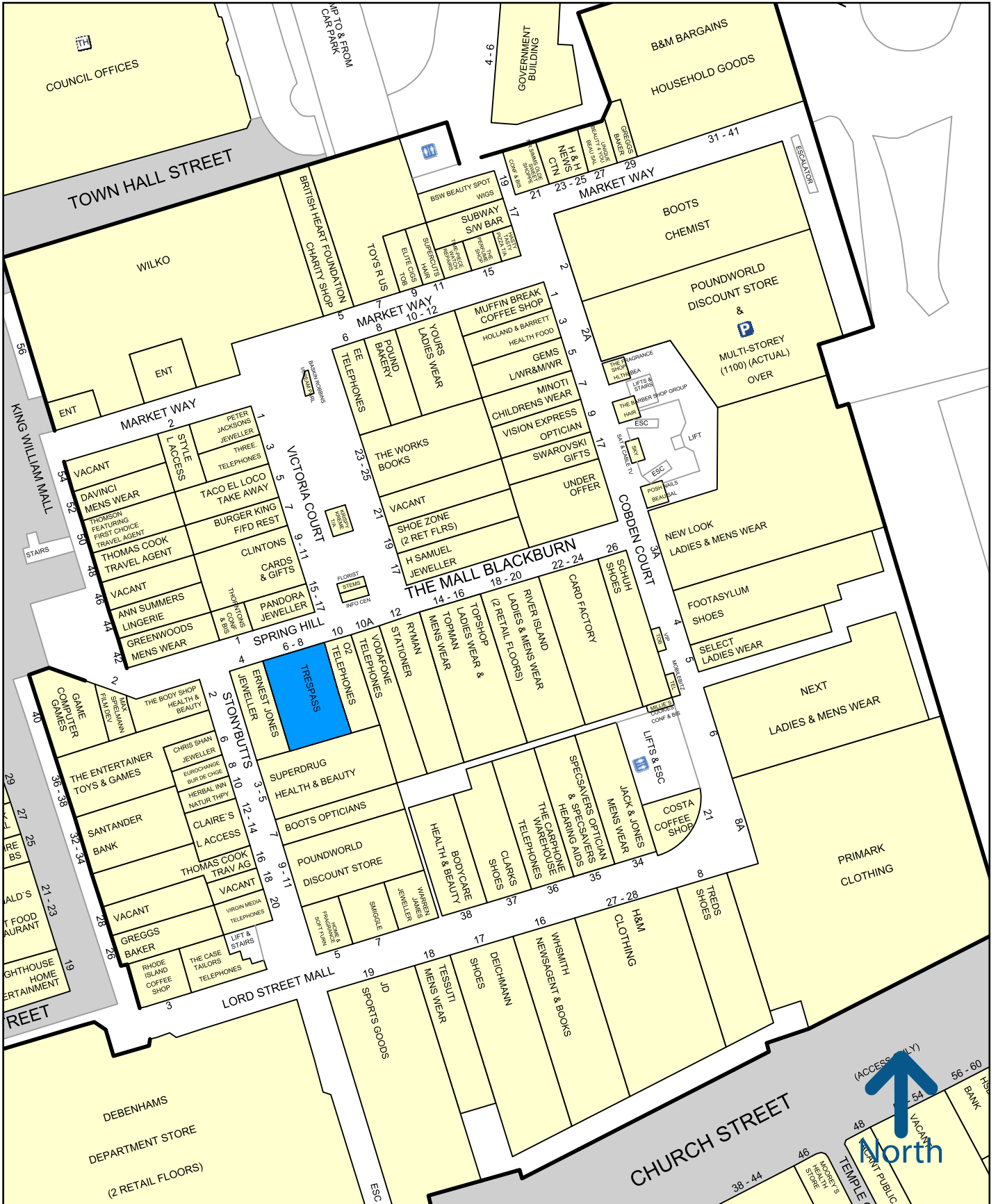
Available upon request.

Costs

Each party is responsible for their own legal and professional costs incurred in the transaction.

Or through our joint agents

Lambert Smith Hampton
0161 228 6411



50 metres

Experian Goad Plan Created: 20/03/2018
Created By: Kitchen LaFrenais Morgan

