



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.

This unit occupies a prominent corner location on King William Street and links to the Market Way entrance to the Mall. It benefits from its high street frontage and is immediately adjacent to the new 18,000 sq ft Wilko store that opened in Summer 2017.

Alternatively, this unit could be combined to suit a larger demise with either 52 King William Street or 2 Market Way.

Accommodation

Ground Floor	1,077 sq ft	100.09 sq m
Basement	475 sq ft	44.14 sq m
Total	1,552 sq ft	144.24 sq m

Lease Term

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

Rent

£51,000 per annum exclusive.

Rates

Rateable Value	£48,250 (2017)
UBR	0.466 (2017/18)

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

Service Charge

£11,143 (2017).

Energy Performance Certificate

Available upon request.

Costs

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

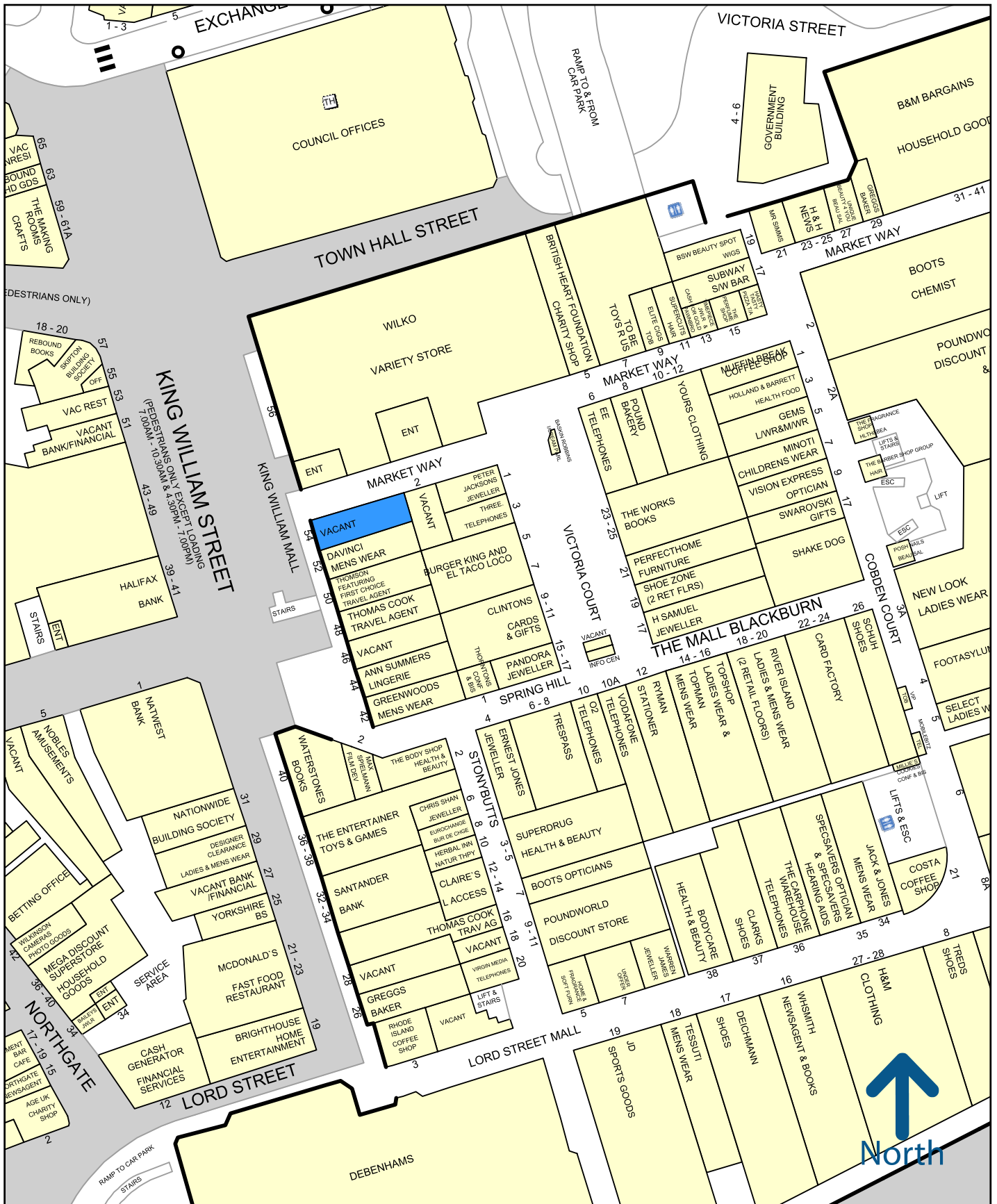
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Experian Goad Plan Created: 11/10/2017
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