

BLACKBURN
54 King William Street, BB1 7DJ

**Lambert
Smith
Hampton**



PROMINENT CORNER UNIT TO LET

Location

The Mall, Blackburn is regarded as the town's premier retail centre. The centre comprises 60,500 sq.m (650,000 sq.ft) of floor space, 140 shops and 1,400 car parking spaces.

The centre is anchored by Primark, Debenhams, Next and H&M. In addition, there is a 70,000 sq.ft indoor market and has a host of major high street retailers.

The premises occupy a prominent corner location on the King William/Market Way entrance to the scheme and will be adjacent to a new 30,000 sq ft Wilko homestore (opening July 2017) with Marks & Spencer, Natwest and Sports Direct all in close proximity.

Schedule of Accommodation

The premises are arranged over ground floor and basement levels and provide the following approximate floor areas:-

Ground Floor Sales	100.05 Sq M	(1,077 Sq Ft)
Basement Anc	44.13 Sq M	(475 Sq Ft)
Net Frontage	5.94 Metres	(19 Feet 6 Inches)
Shop Depth	18.29 Metres	(60 Feet)

Terms

The premises are available by way of a new lease for a term of years to be agreed.

Rent

Upon application.

The current service charge is £11,143 per annum. Information available on request.

Rates

From verbal enquiries we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £48,250
UBR (2017/18) 46.6p

Interested parties are advised to make their own enquiries with the Local Authority (03000 501 501).

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

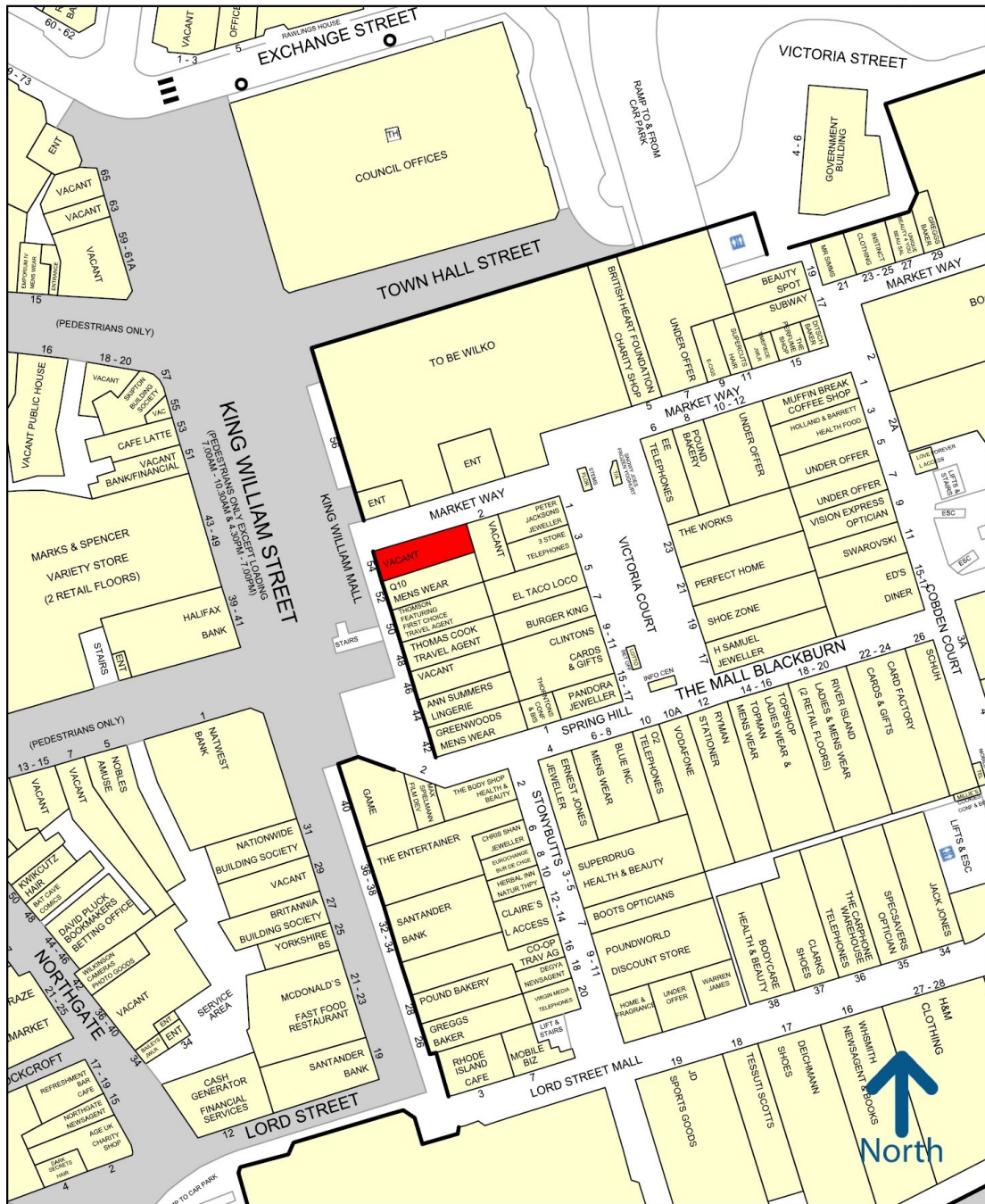
VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Tim Letts 0161 228 6411 tletts@lsh.co.uk	Jonathan Thompson 0161 228 6411 jthompson@lsh.co.uk	Joint Agent- KLM Property 0207 317 3700
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**0161 228
6411**
www.lsh.co.uk

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



50 metres

Experian Goad Plan Created: 08/05/2017
Created By: Lambert Smith Hampton



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