

**BLACKBURN**

**Unit 117/118, 6-8 Spring Hill, The Mall, BB1 7JB**

**Lambert  
Smith  
Hampton**



## PRIME RETAIL SHOP TO LET

### 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.

### Schedule of Accommodation

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

|                     |             |                 |
|---------------------|-------------|-----------------|
| <b>Ground Floor</b> | 206.15 Sq M | ( 2,219 Sq Ft ) |
| <b>Basement</b>     | 177.62 Sq M | ( 1,912 Sq Ft ) |

### Terms

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

### Rent

£123,400 per annum exclusive.

The current service charge payable is £27,849 per annum.

### Rates

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

Rateable Value (2017) £106,000  
UBR (2017/18) 47.9p

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 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.

Appointments to view should be made strictly by prior appointment through Tim Letts or Jonathan Thompson of this office or our joint agents, KLM Retail.

### Subject to Contract

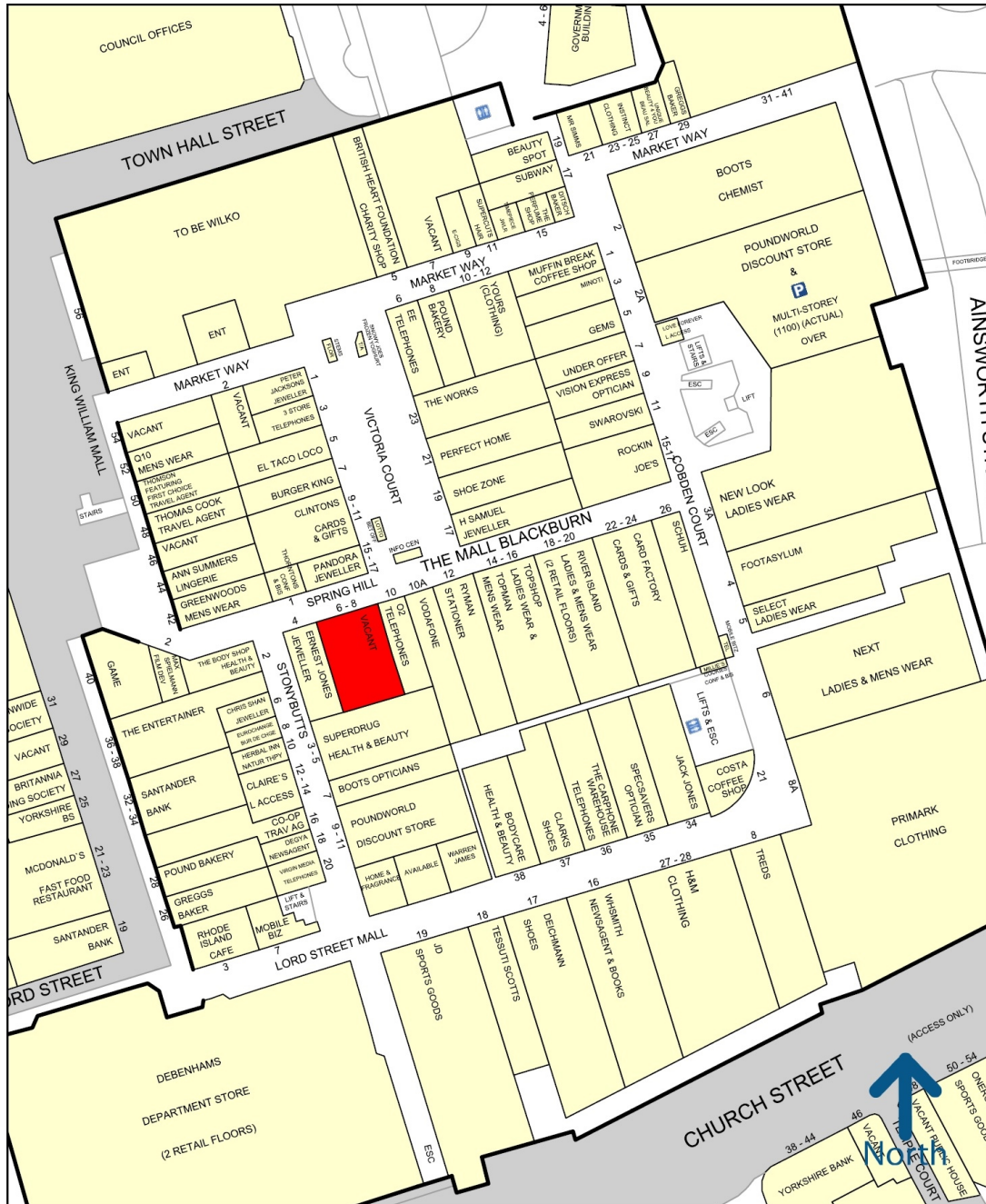
### VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

|                                                       |                                                                  |                                                  |
|-------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------|
| <b>Tim Letts</b><br>0161 228 6411<br>tletts@lsh.co.uk | <b>Jonathan Thompson</b><br>0161 228 6411<br>jthompson@lsh.co.uk | <b>Joint Agent - KLM Retail</b><br>0207 317 3700 |
|-------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------|

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

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



50 metres

Experian Goad Plan Created: 20/06/2017  
Created By: Lambert Smith Hampton



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