



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 location linking to the Market Way entrance to the Mall and benefits from fronting the new 18,000 sq ft Wilko store that opened Summer 2017.

Alternatively, this unit could be combined to suit a larger demise with either 52 King William Street or 54 King William Street.

Accommodation

Ground Floor	692 sq ft	64.31 sq m
Basement	290 sq ft	26.95 sq m
Total	982 sq ft	91.26 sq m

Lease Term

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

Rent

£35,400 per annum exclusive.

Rates

Rateable Value	£34,750 (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

£7,406.46 (2017).

Energy Performance Certificate

Available upon request.

Costs

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

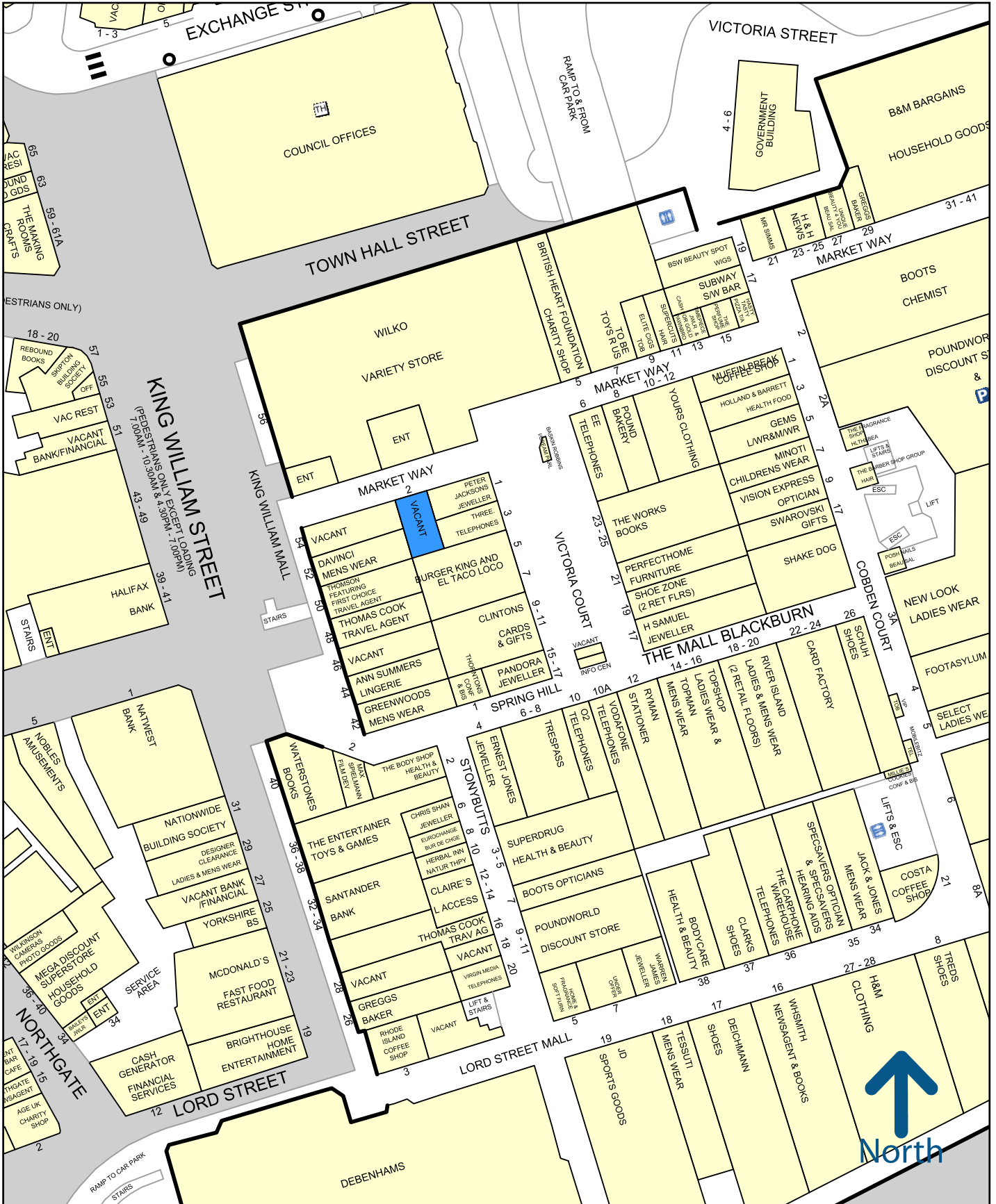
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50 metres

Experian Goad Plan Created: 11/10/2017
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