



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 has a full cover tradeable basement and occupies a busy location on Market Way, immediately adjacent to the new 18,000 sq ft Wilko store that is due to open in Summer 2017. It is also in close proximity to the new Victoria Food Court and the Market Way entrance that links to the new town centre bus station.

Accommodation

Ground Floor	4,237 sq ft	393.77 sq m
Basement	3,900 sq ft	362.45 sq m
Total	8,137 sq ft	756.23 sq m

Lease Term

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

Rent

£105,600 per annum exclusive.

Contact

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Rates

Rateable Value	£118,000 (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

£50,041 (2017).

Energy Performance Certificate

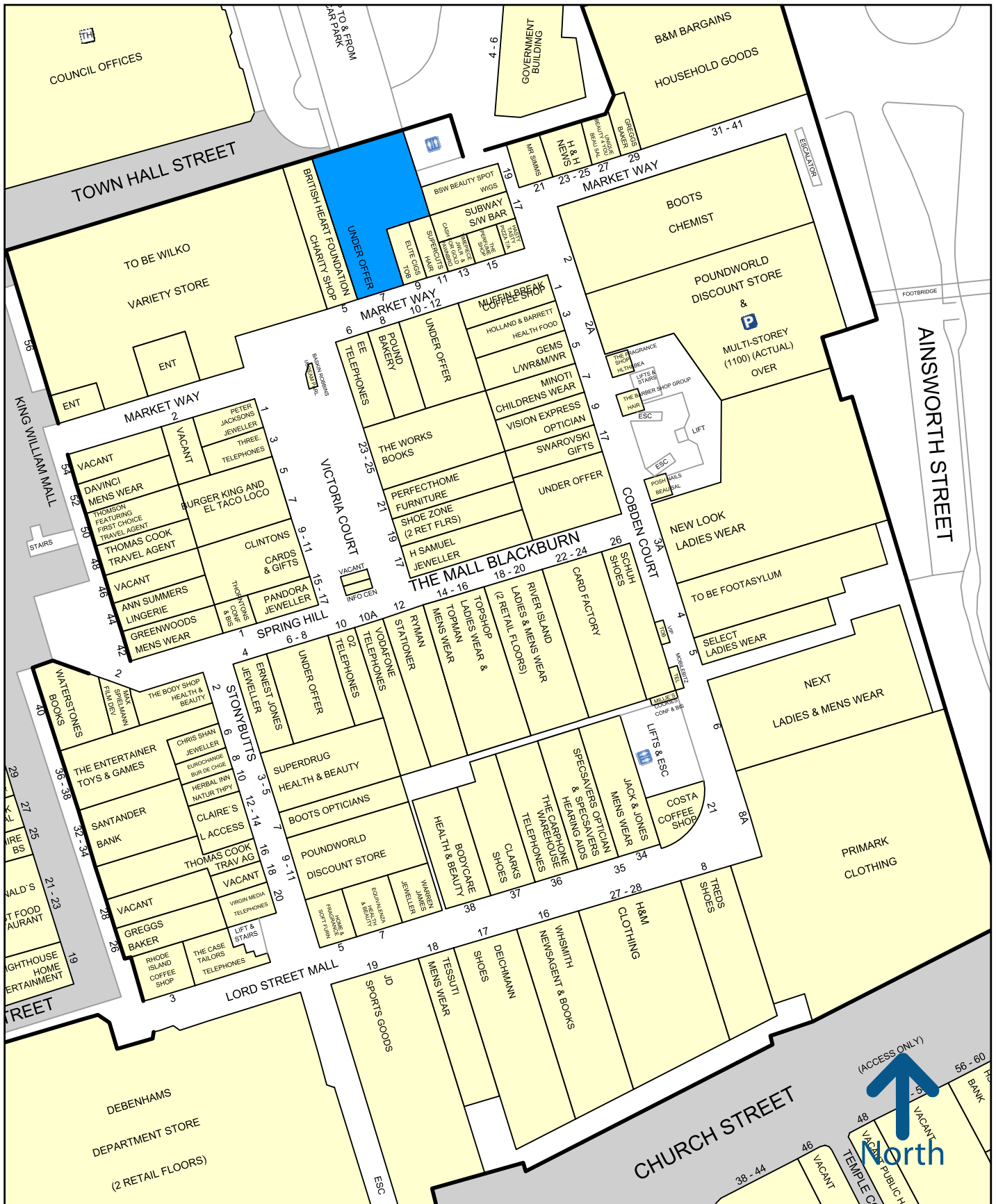
Available upon request.

Costs

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

Or through our joint agents

Lambert Smith Hampton
0161 228 6411



Experian Goad Plan Created: 31/05/2017
Created By: Kitchen LaFrenais Morgan

