

# To Let



## Blackburn

Unit 144, 1 Victoria Court, The Mall Shopping Centre

811 sq ft (75 sq m)

Rent on application

## Location & Description:

- The Mall, Blackburn is the prime location in the town being the only shopping centre.
- It comprises of 60,400 sq m (650,000 sq ft) of floor space, 120 shops and 1,400 car parking spaces. It is anchored by Primark and Boots.
- The unit is arranged on ground and basement levels.

### Demise:

Ground Floor 811 sq ft (75.3 sq m)  
Basement Ancillary 1,376 sq ft (127.58 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - B.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £34,000.

### Date Prepared:

October 2024

### Contact Us:

**Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

**Jon Lovelady**

07717 661389

jon@barkerproudlove.co.uk

**Steve Henderson**

07870 999618

steveh@barkerproudlove.co.uk



Blackburn



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