

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:

December 2024

Contact Us:

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Blackburn



50 metres

Experian Goad Plan Created: 10/12/2024
Created By: Barker Proudlove Ltd


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