

# To Let



## Blackburn

Unit 145, 2 Market Way, The Mall Shopping Centre

Ground Floor: 773 sq ft (72 sq m)

Rent on Application

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**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.**

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**Demise:**

Ground Floor 773 sq ft (71.8 sq m)  
Basement 453 sq ft (42 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge stands at approximately £6,427.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs

**Rating Assessment:**

Rateable Value (April 2023) - £21,750.

**Date Prepared:**

April 2024

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Blackburn



50 metres  
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