

To Let



Blackburn

Unit 116, 4 Spring Hill, The Mall Shopping Centre

Ground Floor: 1,136 sq ft (105.5 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 occupies a prominent corner unit opposite Pandora and The Body Shop.**

Demise:

Ground Floor 1,136 sq ft (105.5 sq m)
Basement 672 sq ft (62.4 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 £9,478.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,250.

Date Prepared:

April 2024

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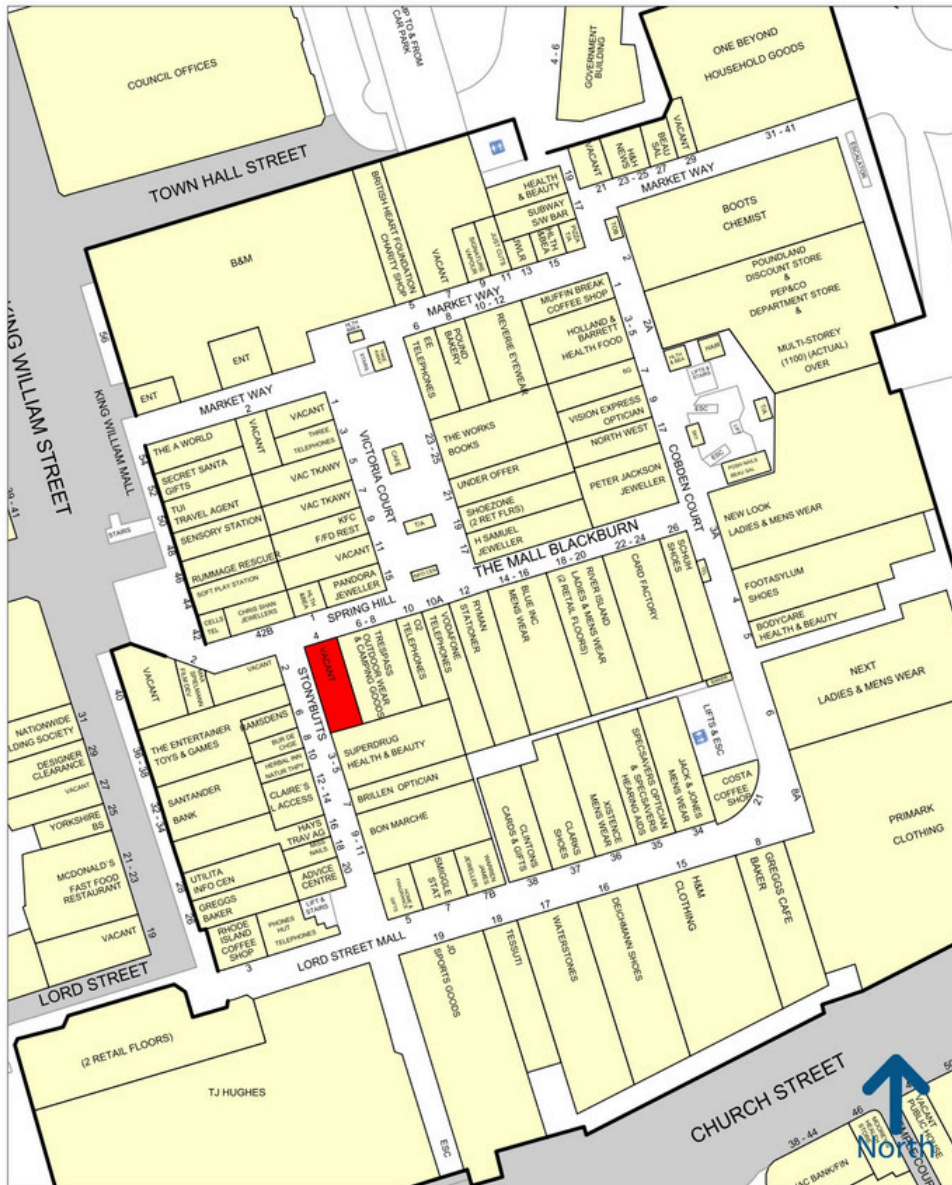
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Blackburn



50 metres
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