

To Let-Under Offer



Blackburn

Unit 170A, 21-23 Victoria Court, The Mall Shopping Centre

Ground Floor 1,948 sq ft (181 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 premises are located in Victoria Court opposite KFC.**
- **The unit is arranged over ground and basement levels.**

Demise:

Ground Floor 1,948 sq ft (181 sq m)
Basement Ancillary 985 sq ft (92 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 £36,015.

EPC:

Energy Performance Rating Assessment – C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £65,500.

Date Prepared:

April 2024

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Blackburn



50 metres



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