

To Let



Blackburn

Unit 164, 40 King William Street, The Mall Shopping Centre

1,925 sq ft (178.84 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 location adjacent to the shopping centre entrance via King William Street.**
- **The unit can be used as an external unit to benefit from out of hours trade.**

Demise:

Ground Floor 1,925 sq ft (178.74 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £10,480 plus VAT.

EPC:

Energy Performance Rating Assessment – B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £34,500.

Date Prepared:

July 2024

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Blackburn



50 metres
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