

# To Let



## Blackburn

Unit 146, 2 Stonybutts, The Mall Shopping Centre

Ground Floor: 795 sq ft (71.07 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 occupies a prominent corner location adjacent to Max Spielmann.**

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**Demise:**

Ground Floor Sales 765 sq ft (71.07 sq m)  
Ancillary 323 sq ft (30.01 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 £6,571 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) - £23,750.

**Date Prepared:**

July 2024

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Blackburn



50 metres  
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