

Manchester Office: 0161 631 2852

# 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.

#### 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:**

Available upon request.

#### 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:**

December 2024

#### **Contact Us:**

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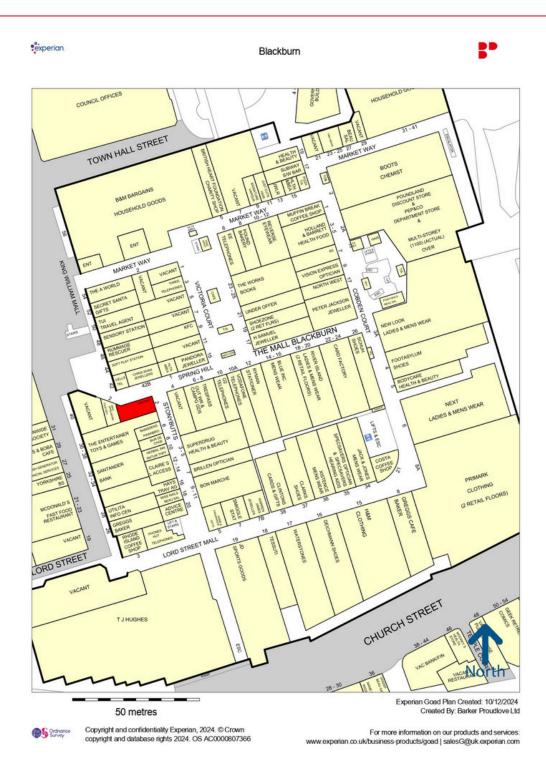
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