

BLACKBURN

RETAIL UNIT TO LET

Unit 133, 48 King William Street, The Mall
Shopping Centre, BB1 7DP

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The Mall Blackburn, is the prime retail destination in the town with over 600,000 sq ft of retail and leisure floor space. 100 shops and 1,300 car parking spaces.

The unit is located on King William Street close to King William Street and Wilkos.

Lease Details and Rent

The property is available by way of a new lease for a term to be agreed.

Rent – Upon application

Service Charge and Insurance

The current service charge is £11,062 and insurance is £501pa.

Accommodation

The building comprises the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,106.4	102.97
Basement	492.5	45.75

Business Rates

Rateable Value: £45,750
UBR (2022/23) 51.2p

VAT and Costs

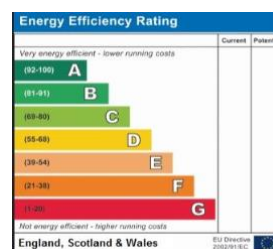
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

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Upper Level

July 2022. Subject to Contract.

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