

BLACKBURN

U164, 40 King William Street,
The Mall Shopping Centre, BB1 7JE

Shop Unit TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The Mall is the prime retail location in the town being the only shopping centre. It comprises of 60,400 sqm (650,000 sqft) of floor space, 120 shops and 1,400 car parking spaces, anchored by Primark with other fashion occupiers including H&M, River Island and Next.

Lease Details and Rent

The premises are available by way of a new effective FRI lease for a term of years to be agreed.

Rent on application.

Service Charge and Insurance

The current service charge is £10,484.65pa and insurance is £562.23pa.

Accommodation

The unit is arranged on ground level and comprises the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,925	13.8

Business Rates

Rateable Value: £83,000
UBR (2022/23): 51.2p
Rates payable: £42,828

VAT and Costs

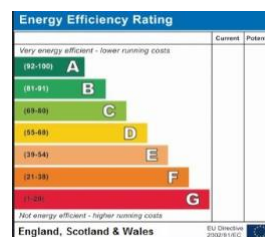
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Tim Letts
tletts@ltlproperty.com
0161 260 0061

Jonathan Thompson
jt@ltlproperty.com
0161 260 0062

Shop Unit TO LET

U164, 40 King William Street, The Mall Shopping Centre



Upper Level

September 2022. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.