

BLACKBURN

U236, 7 Cobden Court,
The Mall Shopping Centre, BB1 7JE

Shop Unit TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Accommodation

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

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,065	99
Basement	667	62

Business Rates

Rateable Value: £54,000
UBR (2022/23): 51.2p
Rates Payable: £27,864

VAT and Costs

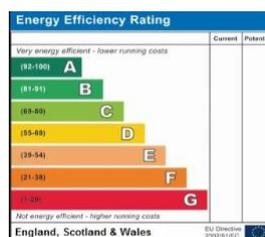
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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.



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 £9,787pa and insurance is £286.80pa.

All Enquiries

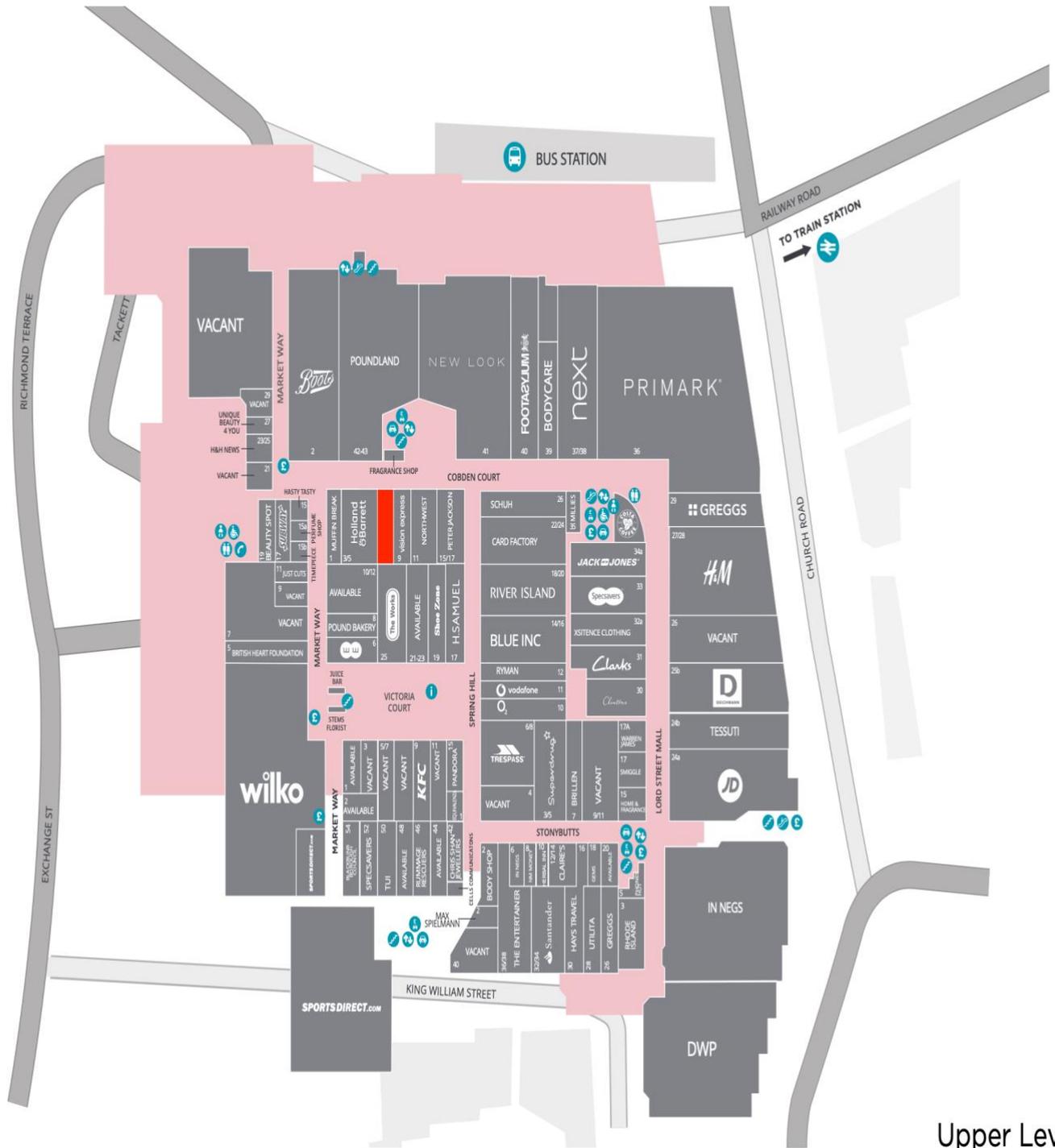
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Upper Level

September 2022. Subject to Contract.

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