

BLACKBURN

RETAIL UNIT TO LET

Unit 111, 9-11 Stonybutts, The Mall Shopping Centre, BB1 5AF

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and 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, Debenhams, Wilkos, Boots and Next.

The unit is adjacent to Boots Opticians and close by to Superdrug, JD and Debenhams.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent available on application

Service Charge and Insurance

The current (18/19) service charge is £35,050pa and insurance is £1,155pa

Accommodation

The building comprises the following floor areas:

| FLOOR | SQ FT | SQ M |
|--------------|-------|------|
| Ground floor | 3,086 | 287 |
| Basement | 2,344 | 218 |

Business Rates

Rateable Value (2018) £107,000
UBR (2019/20) 50.4p
Rates Payable (2019/20) £65,779pa

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

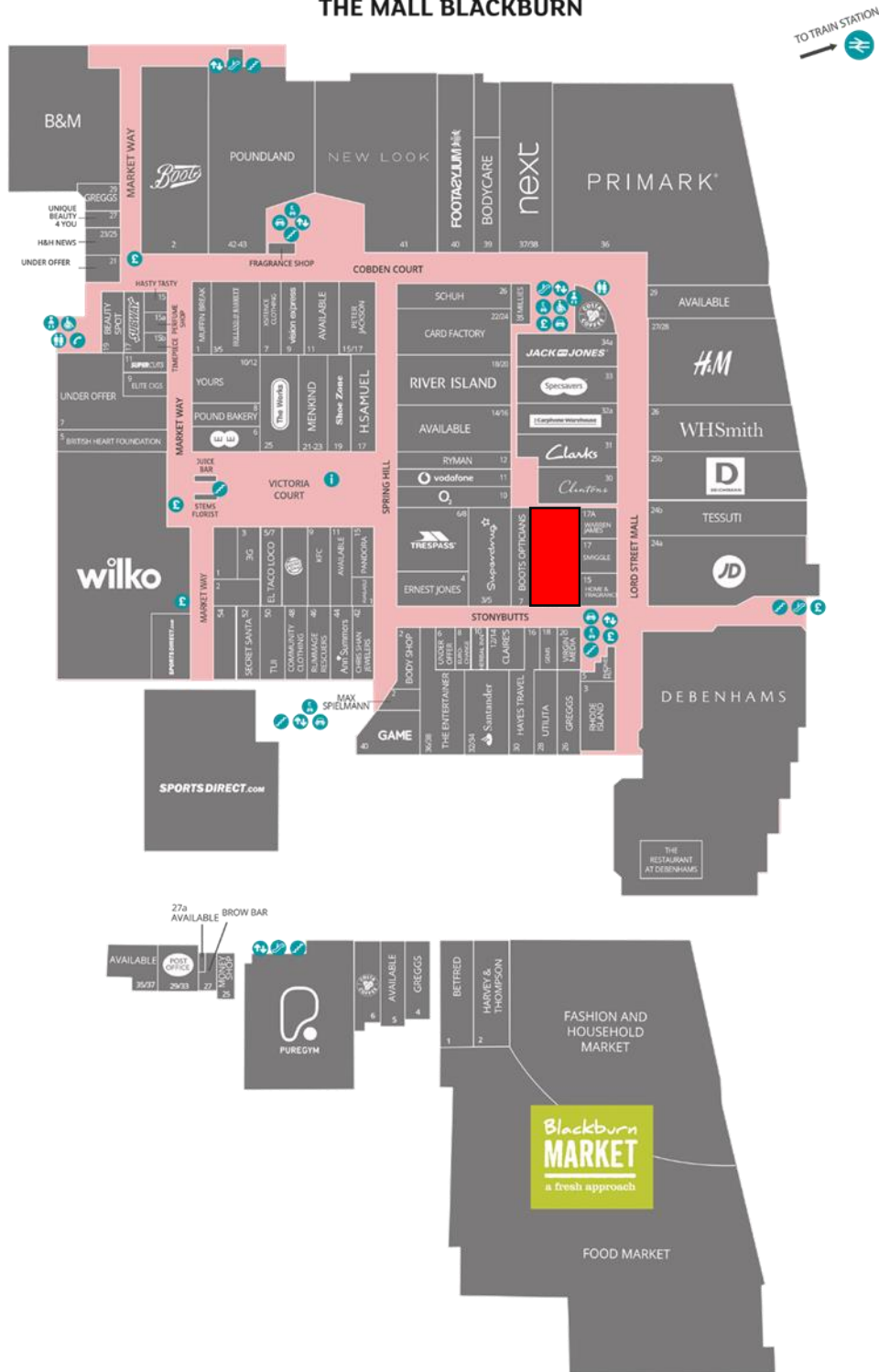
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THE MALL BLACKBURN



October 2019. Subject to Contract.

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