

# BLACKBURN

Unit 208, 25 Ainsworth 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 (20/21) service charge is £3,905.53pa and insurance is £209.43pa.

## Accommodation

The unit is arranged comprises the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	703	65.31

## Business Rates

Rateable Value (2018): £12,250  
UBR (2021/22): 51.2p  
Rates Payable (2021/22): £6,321

## VAT and Costs

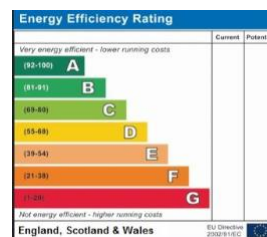
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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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Lower Level

September 2022. Subject to Contract.

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