

BLACKBURN

Unit 229, 21 Market Way, The Mall
Shopping Centre BB1 7NQ

RETAIL UNIT TO LET

**LYONS
THOMPSON
LETTS**
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 and Boots.

The unit is located along Market Way, being the main thoroughfare from the Bus Station, nearby to Greggs and Boots.

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 (2020/21) service charge - £6,065pa and insurance - £130pa

Accommodation

The premises comprises the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	464	43.1
Basement	477	44.3

Business Rates

Rateable Value - £18,000
UBR (2020/21) - 51.2p

Interested parties are advised to make their own investigation with the Local Authority.

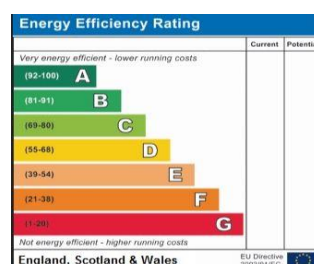
VAT and Costs

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



All Enquiries

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Jonathan Thompson
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0161 260 0062

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