

The Mall Shopping Centre

9 Victoria Court, Blackburn, BB1 7JE

MJB
Commercial Property



TO LET

142.09 SQ M
(1,529.44 SQ FT)

£40,000 PER ANNUM

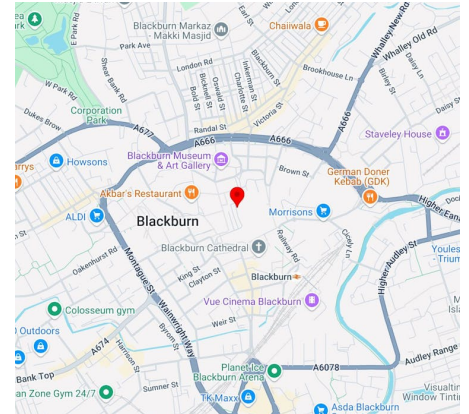
Shopping Centre
Restaurant/Take-away
Unit

- Prominent Location in the Heart of the Scheme.
- Anchored by Primark and Boots
- Fully Fitted QSR Unit

0114 282 3080
www.mjbcpc.co.uk

The Mall Shopping Centre

9 Victoria Court, Blackburn, BB1 7JE



Summary

Available Size	142.09 sq m / 1,529.44 sq ft
Rent	£40,000 per annum
Rates Payable	£18,712.50 per annum Interested parties are advised to verify this information with the local Rating Authority.
Service Charge	£10,039 per annum
EPC	C (72)

Location

The Mall is the prime retail location in Blackburn, being the only shopping centre in the town. It comprises of 60,400 sq m (650,000 sq ft) of floor space, 120 shops and 1,400 car parking spaces.

Nearby Occupiers include The Works, Three, Pandora, EE/BT, B&M, Shoezone and H Samuel.

Description

The unit is arranged over ground and basement floors with a prominent frontage to Victoria Court in the heart of the shopping centre.

Accommodation

The accommodation comprises the following net internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	813.64	75.59
Ground	Fridge/Freezers	67.81	6.30
Lower Ground	Storage	647.99	60.20
Total		1,529.44	142.09

Terms

The unit is available to let by assignment or new sublease on terms to be agreed.

VAT

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

Legal Costs

Each party is to be responsible for their own costs associated with this transaction.

Viewings

Strictly by appointment with the sole agents.



Matthew Barnsdale

07736 791146

mbarnsdale@mjbcp.co.uk