

Retail and F&B Space Available within Dominant Shopping Destination

New Lease Available

Sales Area

89.46m² (963ft²)

- **Dominant 650,000 sq ft** retail and leisure destination and prime shopping location for East Lancashire
- **12.3m** annual footfall and access to a **1m catchment**
- **1,300+** space car park and **120 shops**
- **Prime town-centre location** with direct access to Blackburn's main bus station and close proximity to the railway station
- Anchored by **Primark, B&M and Boots**, with leading national and international occupiers including **H&M, Next, River Island, Pandora, New Look and Waterstones**
- Strong retail and leisure mix offering fashion, beauty, food & beverage and everyday essentials, appealing to a broad regional catchment
- Adjoining **Blackburn Market**, creating a complementary retail destination and significant additional footfall



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground Floor Sales	89.46	963
Basement Ancillary	63.92	688
Total	153.38	1,651

Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

EPC

A copy of the Energy Performance Certificate is available on request.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £34,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p/43p. This information is for guidance only and all parties should check themselves with the local billing authority.

Lease

New lease available for a term of years to be agreed.

Rent

On application.

Service Charge

2026/27 Financial Year : £9,163.05

The service charge is payable to cover all common area repairs and maintenance, management, security and a proportion of centre marketing costs, subject to annual reconciliation.

Buildings Insurance

2026/27 Financial Year : £ TBC





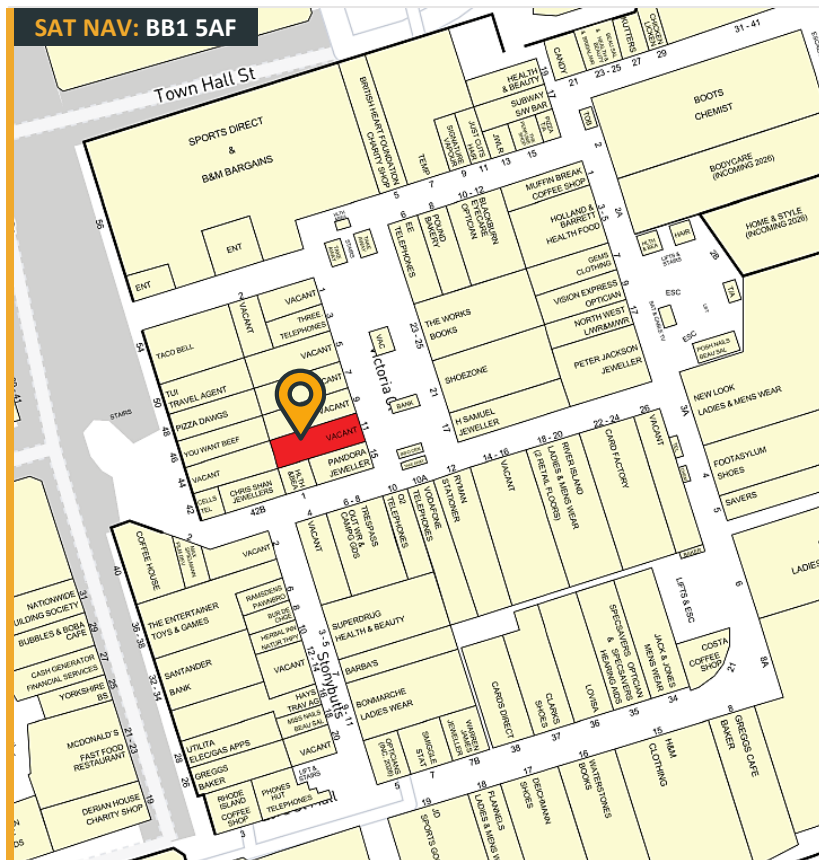
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Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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BLACKBURN

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.