

Retail and F&B Space Available within Dominant Shopping Destination

New Lease Available

Sales Area

168.71m² (1,816ft²)

- **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	168.71	1,816
Ground Floor Ancillary	43.01	463
Total	211.72	2,279

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

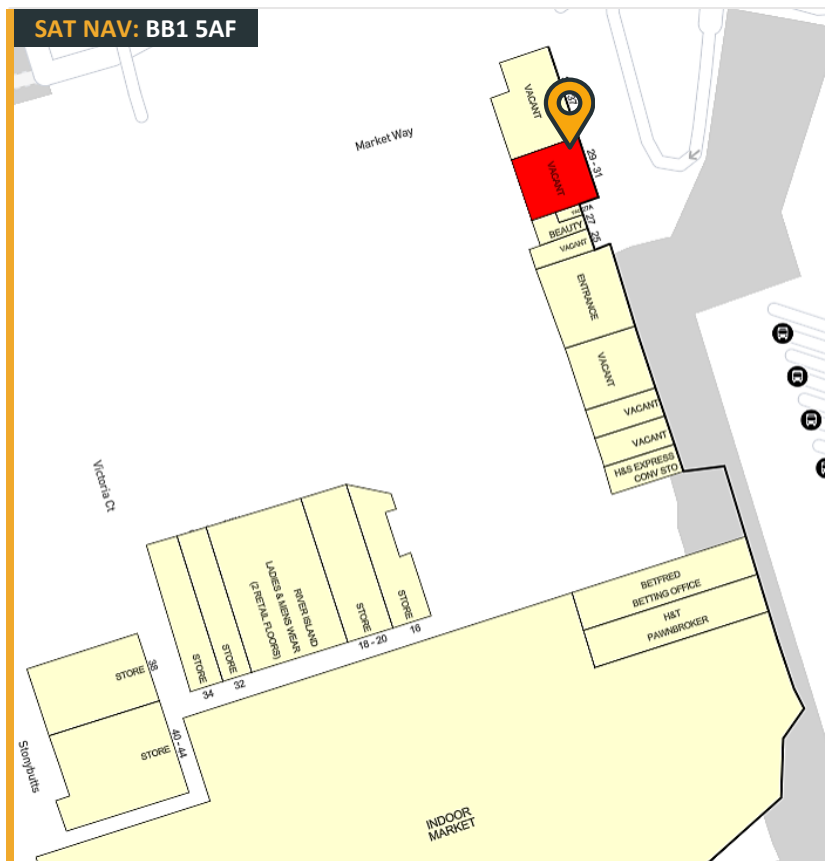
2026/27 Financial Year : £12,648.45

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





Further Information

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

Doug Tweedie

07887 787 892

doug@fhp.co.uk

Alan Pearson

07876 396 005

alan@fhp.co.uk

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

fhp.co.uk

07/09/2026



BLACKBURN

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