

# TO LET

## Unit 10 The Octagon Centre Burton upon Trent



### Location

The Octagon shopping centre sits in the heart of Burton upon Trent. The town is situated approximately 11 miles South West of Derby and has a population of over 70,000. The scheme provides over 140,000 sq ft of retail accommodation with 700 car parking spaces. The centre is anchored by Asda and hosts a number of national occupiers including TK Maxx, Iceland, Poundland, Bon Marche and Costa.

Retailers nearby the subject unit include Card Factory, Yours Clothing and The Works.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,685	156.5
First Floor	893	83.0

### Rent

We are seeking rental offers in the order of £37,500 per annum exclusive.

### Tenure

The property is available to let on a new effective Full Repairing and Insuring lease for a number of years to be agreed.

### Business Rates

The unit has a 2017 rateable value assessment of £34,250. For further details visit Gov.uk or contact the business rates department in the local authority. Interested parties should verify the accuracy of the rateable value.

### Service Charge

The on-account service charge for the year 2018 stands at approximately £20,002.

### EPC

Energy Performance Asset Rating - D

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared February 2018

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

**Richard Barker**

+44 (0)113 388 4856

+44 (0)7771 604525

[richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

**Phil Coombes**

+44(0)113 388 4861

+44(0)7715 678 426

[phil@barkerproudlove.co.uk](mailto:phil@barkerproudlove.co.uk)

