

Leeds 0113 388 4848 info@barkerproudlove.co.uk Particulars last updated 15/02/2018

# **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  $\pounds$ 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.

# Viewing Strictly through the sole letting agent.

**Barker Proudlove** 

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## **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

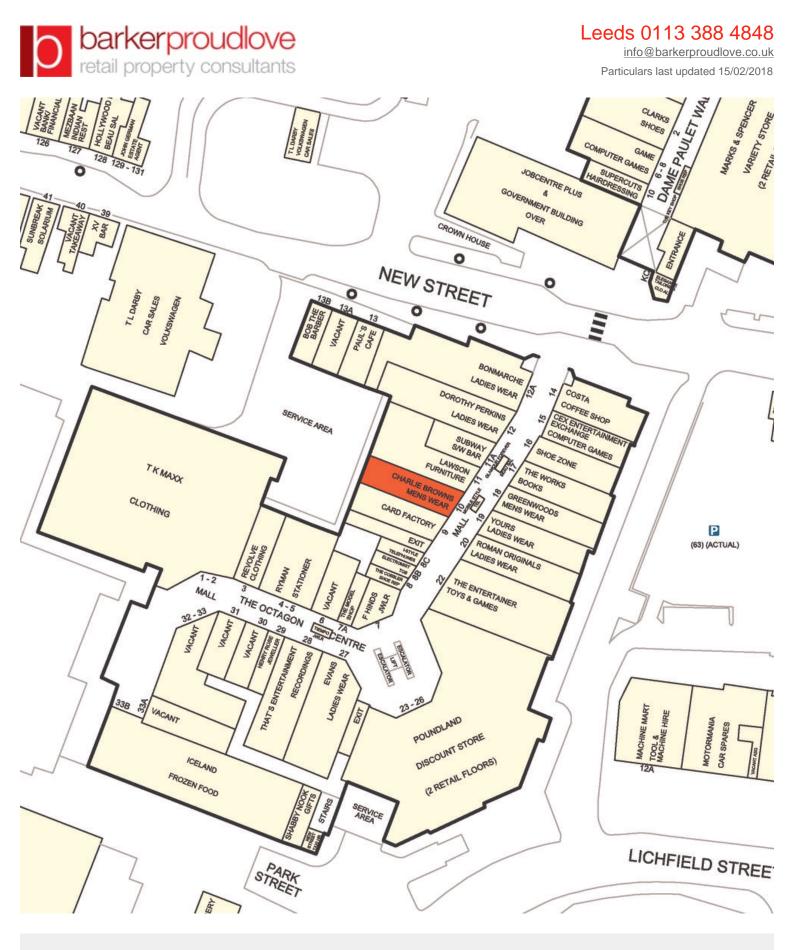
## Legal Costs

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



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