

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 3
OCTAGON SHOPPING CENTRE
BURTON ON TRENT



LOCATION

Located in the West Midlands, Burton upon Trent is situated approximately 11 miles South West of Derby with a town population of around 45,000 people and an estimated catchment within 15 miles of the centre of 500,000 persons.

Located in the heart of the town, the Octagon covered shopping centre provides 140,000 sq ft of retail space. The scheme is anchored by **TK Maxx** and **ASDA** and is supported by an 700 space surface car park

The subject property is adjacent to **TK Maxx** with other nearby occupiers including **Poundland**, **The Entertainer**, **That's Entertainment** and **Evans**.

ACCOMMODATION

The premises are arranged on ground and first floor to provide the following approximate dimensions and floor areas:

Internal width	7.31 m	24' 0"
Shop Depth	18.50 m	60' 8"
Ground Floor Sales	121.80 m ²	1,311 sq ft
First Floor Ancillary	86.77 m ²	934 sqft

RENT

£27,500 pax

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews on expiry of each 5th year of the term.

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RATES

We have been verbally advised by the Local Rating Authority that the property is assessed for rating purposes as follows:

Rateable Value £24,500
Rates Payable (2017/18) £19,783

Interested parties are advised to make their own enquiries to the Local Rating Authority.

SERVICE CHARGE

The service charge payable for the year 2017 is £16,883 and insurance of £250 plus VAT.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VIEWING

Appointments to view must be arranged via Fawley Watson Booth - contact Matt Bredin or Michael Fawley on 0113 234 7900 or our joint agents - Fawcett Mead on 0207 182 7480.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be constructed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380

