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PROPERTY CONSULTANTS

TO LET

PROMINENT FIRST FLOOR UNIT

**OCTAGON SHOPPING CENTRE
NEW STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 3ST**



- **GROSS INTERNAL AREA 8327 SQ FT (773.58 SQ M)**
- **TOWN CENTRE - FIRST FLOOR ACCOMMODATION**
- **PART OF THE OCTAGON SHOPPING CENTRE**
- **NEW LEASE AVAILABLE**
- **ASKING RENT £50,000 PER ANNUM EXCLUSIVE**
- **EPC GRADE E (122)**

PART 1ST FLOOR OCTAGON SHOPPING CENTRE, NEW STREET, BURTON UPON TRENT, STAFFORDSHIRE

SITUATION AND DESCRIPTION

Substantial and prominent first floor accommodation forming part of the Octagon Shopping Centre located in Burton Upon Trent town centre.

Dedicated access from the ground floor via Unit 13b, Octagon Shopping Centre, New Street.

The first floor accommodation has been completed to a Landlords shell with concrete floor and block walls providing a lofty space, open to the underside of the roof structure.

Dedicated car parking can be provided.

ACCOMMODATION

The accommodation is principally planned upon the first floor but incorporates a small retail unit flush to the pavement which will provide a reception and internal access to a staircase and lift to the first floor.

Ground Floor area 50 sq m (538 sq ft)
First Floor area 723.6 sq m (7789 sq ft)

The Landlords calculate it would also be possible to install a mezzanine floor of some 129 sq m (1388 sq ft) if an ingoing Tenant required.

PLANNING

The unit is located within Burton Upon Trent Town Centre, part of the successful Octagon Shopping Centre in an area designated for Town Centre uses which would include A1 Retailing, A2 Financial & Professional Services, A3 Restaurant, A4 Drinking Establishments, B1 Office or D2 Assembly & Leisure. All uses will require a detailed Planning Application, further enquiries should be made to the Planning Department at East Staffordshire Borough Council - 01283 508000.

SERVICES

All mains services are connected to the Unit and capped off.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.

TENURE

Leasehold - A new lease is available on full repairing and insuring terms.

RENTAL

£50,000 per annum exclusive of Business Rates, Utilities and Service Charge

VAT

VAT will be payable upon all rents and services charges

LEGAL COSTS

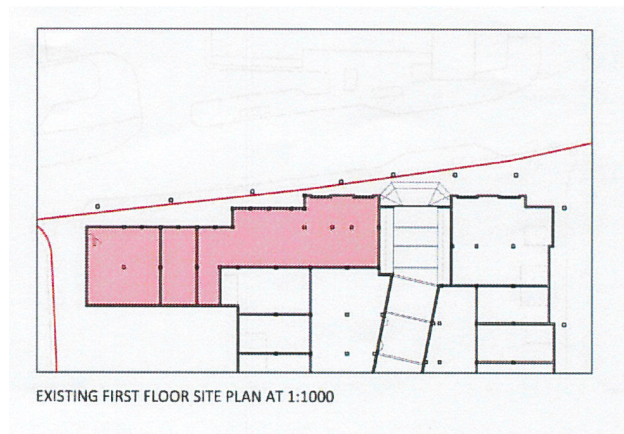
The ingoing Tenant to be responsible for their own and the Landlords reasonable legal costs in connection with the transaction.

VIEWING

Strictly by prior appointment with Rushton Hickman Limited

REFERENCE

C1264-06052016

**186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.**

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All prices and rents are expressed net of VAT.

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