

PRIME RETAIL UNIT TO LET

UNIT 33A, THE OCTAGON SHOPPING CENTRE

15-17 Great Portland Street
London W1W 8QA
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www.fawcettmead.co.uk



Retail property expertise

- **Well located unit in close proximity to the car park entrance**

LOCATION

Located in the heart of the town centre, The Octagon Centre provides 140,000 sq ft of retail space, adjacent to a 700 space car park and a large Asda Supermarket.

In addition, the layout of the scheme ensures retailers benefit from significant footfall, with an average weekly footfall of 92,555 in the first six months of 2015.

The scheme is anchored by TK Maxx with other retailers including Poundland, Iceland, Dorothy Perkins, Shoe Zone, Card Factory, Bon Marche and Costa.

RENT

£22,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value	£34,250
UBR	49.7p
Rates Payable	£17,022 pa

Interested parties should verify these figures with the East Staffordshire Borough Council (01283 508 000).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Area: 157.09 sq m 1,691 sq ft

SERVICE CHARGE

£11,632.66 per annum.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

SUBJECT TO CONTRACT



INSPECTIONS

Viewing is strictly by appointment with:

Stuart Kearney
0207 182 7496
Stuart@fawcettmead.co.uk

Vincent Morris
0207 182 7485
Vincent@fawcettmead.co.uk

Or via our joint agent Fawley Watson Booth:

Mike Fawley
0113 234 7900
michael@fawleywatsonbooth.com



Burton Upon Trent



Retail property expertise



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