

TO LET

Unit 28
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 Evans and Ryman.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	3,164	294.0
First Floor	1,847	171.6

Rent

Upon application

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 £35,000. 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 £37,025.

EPC

Energy Performance Asset Rating - C

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.

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