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**PROPERTY CONSULTANTS**

# **TO LET**

## **COFFEE SHOP/CAFE OPPORTUNITY**

**UNIT 31**  
**OCTAGON SHOPPING CENTRE**  
**NEW STREET**  
**BURTON UPON TRENT**  
**STAFFORDSHIRE**  
**DE14 3TN**



- **PRIME SHOPPING CENTRE LOCATION IN BURTON UPON TRENT TOWN CENTRE**
- **GROSS INTERNAL FLOOR AREA 1,540 SQ FT (143.1 SQ M)**
- **720 SPACE SURFACE LEVEL CAR PARK**
- **NEARBY RETAILERS INCLUDE TK MAXX AND ICELAND**
- **ATTRACTIVE INCENTIVES AVAILABLE SUBJECT TO LEASE TERM AND COVENANT**
- **RENTAL OFFERS IN THE REGION OF £19,750 PER ANNUM**
- **EPC GRADE D(87)**

## **UNIT 31, OCTAGON SHOPPING CENTRE, NEW STREET, BURTON UPON TRENT , STAFFORDSHIRE**

### **SITUATION AND DESCRIPTION**

Burton upon Trent is situated approximately 11 miles south west of Derby with a population of approximately 72,000 and a population within 15 miles of the centre of 500,000.

The Octagon Shopping Centre is covered and has 140,000 sq ft of retail space. It is located in the heart of the town centre and the scheme is anchored by TK Maxx and ASDA. Other occupiers within the development include:

Poundland  
Card Factory  
Bonmarche  
Dorothy Perkins  
Evans  
H Samuel  
Shoezone  
Costa Coffee  
Pepco  
The Entertainer

Unit 31 is located close to the west entrance to the shopping centre from the car park in a corner position directly opposite the entrance to TK Maxx and close to Iceland.

There is a 720 space surface level car park adjoining the western entrance to the shopping centre.

### **ACCOMMODATION**

Unit 31 has a gross internal floor area of approximately **1,570 sq ft (143.1 sq m)**.

The unit will be formed as part of a reconfiguration of units at the western end of the shopping centre development. The unit will be in a shell condition ready for tenant's fit out.

The unit is particularly suitable for a coffee shop, café or similar operation subject to change of use planning consent if required.

### **TENURE**

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

### **RENTAL**

Rental offers invited in the region of £19,750 per annum, plus VAT and exclusive of business rates, service charge and buildings insurance premium. Full details are available upon request.

**SERVICE CHARGE AND BUILDING INSURANCE**

A service charge is levied and please ask for further information in relation to each of the units available. The tenants will also be responsible for reimbursing the Landlords the buildings insurance premium calculated on a pro rata square footage basis.

**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](http://www.ndepcregister.com) using the postcode of the property.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

By appointment with Rushton Hickman Limited - contact Paul Rushton on 01283 528002 or the office on 01283 517747.

**REFERENCE**

C1396 - 13062017

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

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**A 31/05/17 FOR INFORMATION**

NO.	DATE	ISSUE
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## REVISIONS

VIXCROFT (BURTON) LTD

C/O ELLANDI

32 Great Peter Street,

London, SW1P 2DB

PROJECT

PROJECT  
OCTAGON CENTRE  
BURTON UPON TRENT

## MARKETING PLAN - UNIT 33

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DATE \_\_\_\_\_

31/05/17

SCALE

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