

RETAIL BURTON – UPON – TRENT

UNIT 10 UNDERHILL WALK, COOPERS SQUARE SHOPPING CENTRE



SHOP TO LET

LOCATION

Coopers Square is the prime shopping centre in Burton-on-Trent Town Centre. The scheme is anchored by **Primark**, **Marks and Spencer** and **Boots** with national retailers all represented, including **River Island**, **Topshop**, **JD Sports**, **Monsoon** and **Clarks**, amongst others. In the last year **Next** have relocated into a new 25,000 sq ft flagship store and **H&M** have opened a new 18,000 sq ft store in the scheme. The scheme has 1000 car parking spaces and benefits from a footfall in excess of 9 million annually.

SITUATION

Unit 10 Underhill Walk is adjacent to **Card Factory** and **Holland & Barrett**. Nearby retailers include **B&M Bargains**, **Boots** and **WHSmith**.

LEASE

The property is available on a new effectively FRI lease for a term to be agreed.

RENT

£37,500 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	1,647 sq ft	153 sq m
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BUSINESS RATES & SERVICE CHARGE

Rateable Value	£56,000
Rateable Value from April 2023	£43,000
Service Charge (2022)	£5,643

*Parties should confirm all details with VOA to satisfy themselves of transitional figures

VIEWING

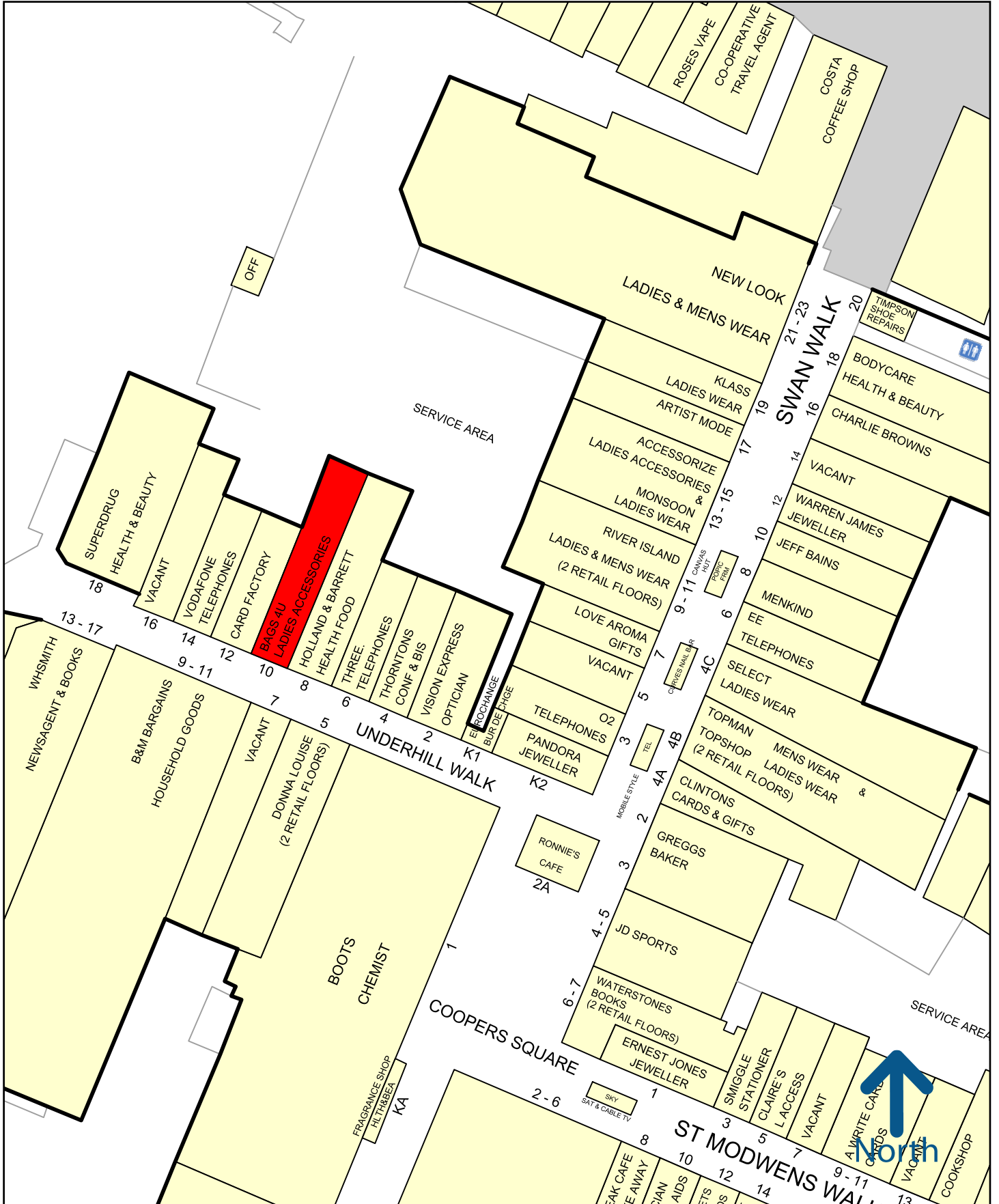
For further information or to arrange a viewing, please contact:

BWD

Richard Bidwell
07747534357
rbidwell@bwdretail.co.uk

Lunson Mitchenall

Matt Maynard
0207 478 4974



35 metres

Experian Goad Plan Created: 29/10/2019
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