

RETAIL BURTON – UPON – TRENT

UNIT 14 ST MODWENS WALK, COOPERS SQUARE SHOPPING CENTRE



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	1,156 sq ft	107 sq m
First Floor	1,058 sq ft	98 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value (2025/26)	£42,750
Service Charge (2025)	£10,415

*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

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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**, **Superdrug**, **Trespass** and **Clarks** amongst others. Recently, **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

The premises occupy a prominent position within Coopers Square Shopping Centre, immediately opposite to **Claire's Accessories**, with other nearby retailers including **Primark**, **M&S** and **Waterstones**.

LEASE

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

RENT

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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BWD
RETAIL PROPERTY CONSULTANTS

