

RETAIL BURTON – UPON – TRENT

UNIT 17 SWAN 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	1,282 sq ft	119 sq m
Ancillary	448 sq ft	42 sq m

BUSINESS RATES & SERVICE CHARGE

Current Rateable Value	£57,000
Rateable Value from April 2023	£43,750
Service Charge (2022)	£6,793

*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

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. 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 adjacent to **Monsoon**, with other nearby retailers including **River Island**, **Newlook** and **Topshop**.

LEASE

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

RENT

£29,500 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

Bidwell Webber De-Pons Ltd, 4th Floor Victoria House,
114-116 Colmore Row, Birmingham B3 3BD
T: 0121 262 6540 www.bwdretail.co.uk

BWD
RETAIL PROPERTY CONSULTANTS

