

# RETAIL BURTON – UPON – TRENT

UNIT 8 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	1279 sq ft	118 sq m
First Floor	209 sq ft	19.4 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£56,000
Rates Payable (2019/20)*	£28,392
Service Charge (2019/20)	£4,955

\*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/Guy Webber  
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## Lunson Mitchenall

Emma Charlesworth/ Matt Maynard  
0207 478 4954/ 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. In the last year **Next** have relocated in to 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 8 Swan Walk, Cooper Square is located adjacent to **EE** with other nearby retailers including **River Island**, **Accessorize**, **New Look** and **Topshop**.

## LEASE

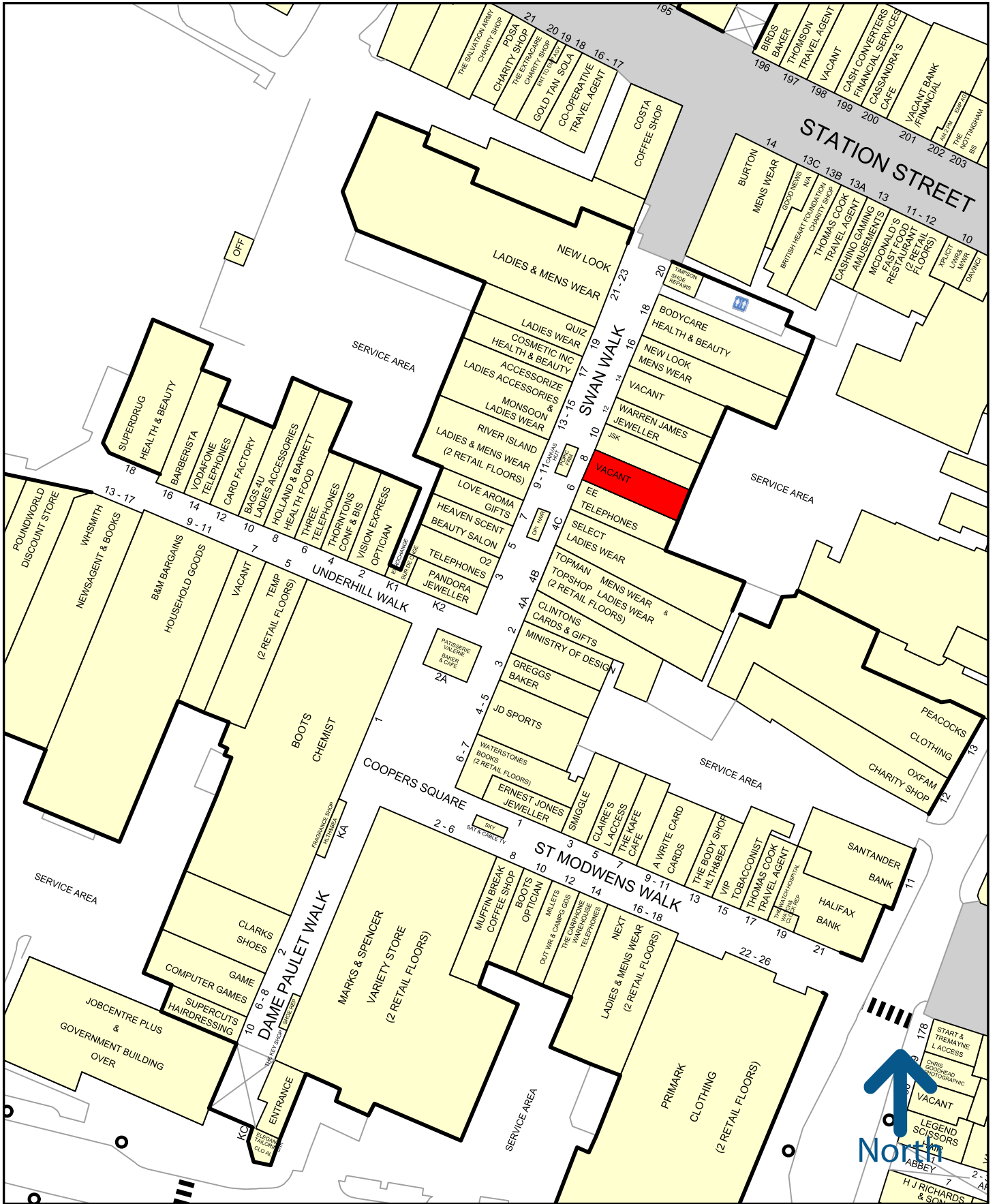
The property is available on a new effectively FRI lease for a term to be agreed.

## RENT

£55,000 pax

## LEGAL COSTS

Each party to be responsible for their own legal costs.



50 metres

Experian Goad Plan Created: 15/02/2018  
Created By: Bidwell Webber De Pons Ltd

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