

RETAIL BURTON – UPON – TRENT

UNIT 4b (4) 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	3,000 sq ft	279 sq m
First Floor	2,975 sq ft	276 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value (2023)	£72,500
Service Charge (2023)	£28,899

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

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

Unit 4b Swan Walk, Coopers Square is adjacent to **Select Ladieswear**. Nearby retailers include **New Look**, **Boots** and **JD Sports**.

LEASE

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

RENT

£48,500 pax

LEGAL COSTS

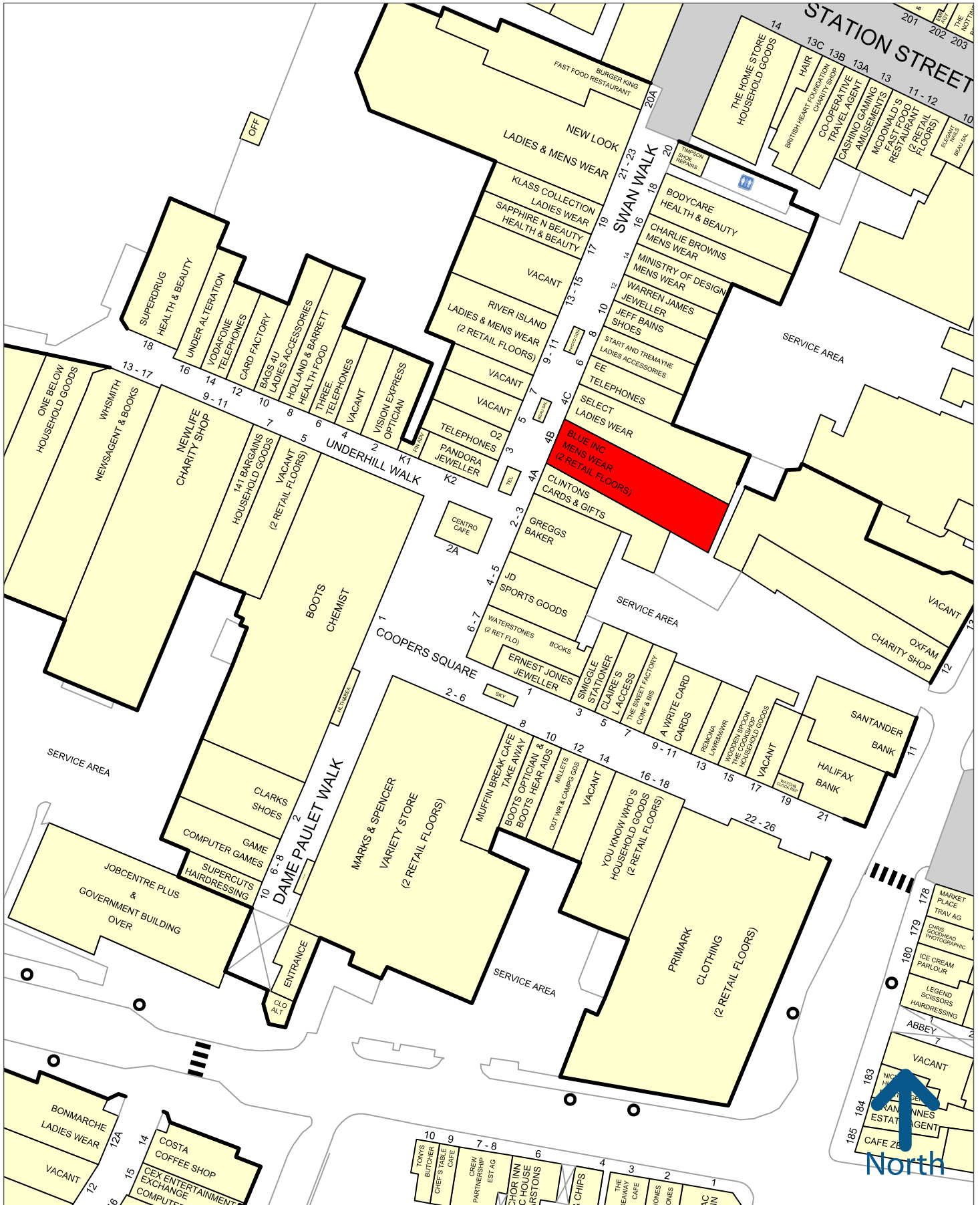
Each party to be responsible for their own legal costs.

VIEWING

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

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50 metres

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