

RETAIL BURTON – UPON – TRENT

UNIT 17 ST MODWENS 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. 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

17 St Modwens Walk is close to the entrance of **Primark**, with other nearby retailers including **Smiggle, Claire's** and **Halifax Bank**.

LEASE

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

RENT

£20,000 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	799 sq ft	74 sq m
First Floor	789 sq ft	73 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£47,500
Rateable Value from April 2023	£36,500
Service Charge (2022)	£5,817

*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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