

# RETAIL BURTON – UPON – TRENT

UNIT 16 UNDERHILL 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

Unit 16 Underhill Walk is adjacent to **Superdrug** and **Vodafone**. Nearby retailers include **B&M Bargains**, **WHSmith** and **Holland and Barrett**.

## LEASE

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

## RENT

£32,500 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	1,290 sq ft	119 sq m
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## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£52,000
Rateable Value from April 2023	£40,000
Service Charge (2022)	£4,653

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

## VIEWING

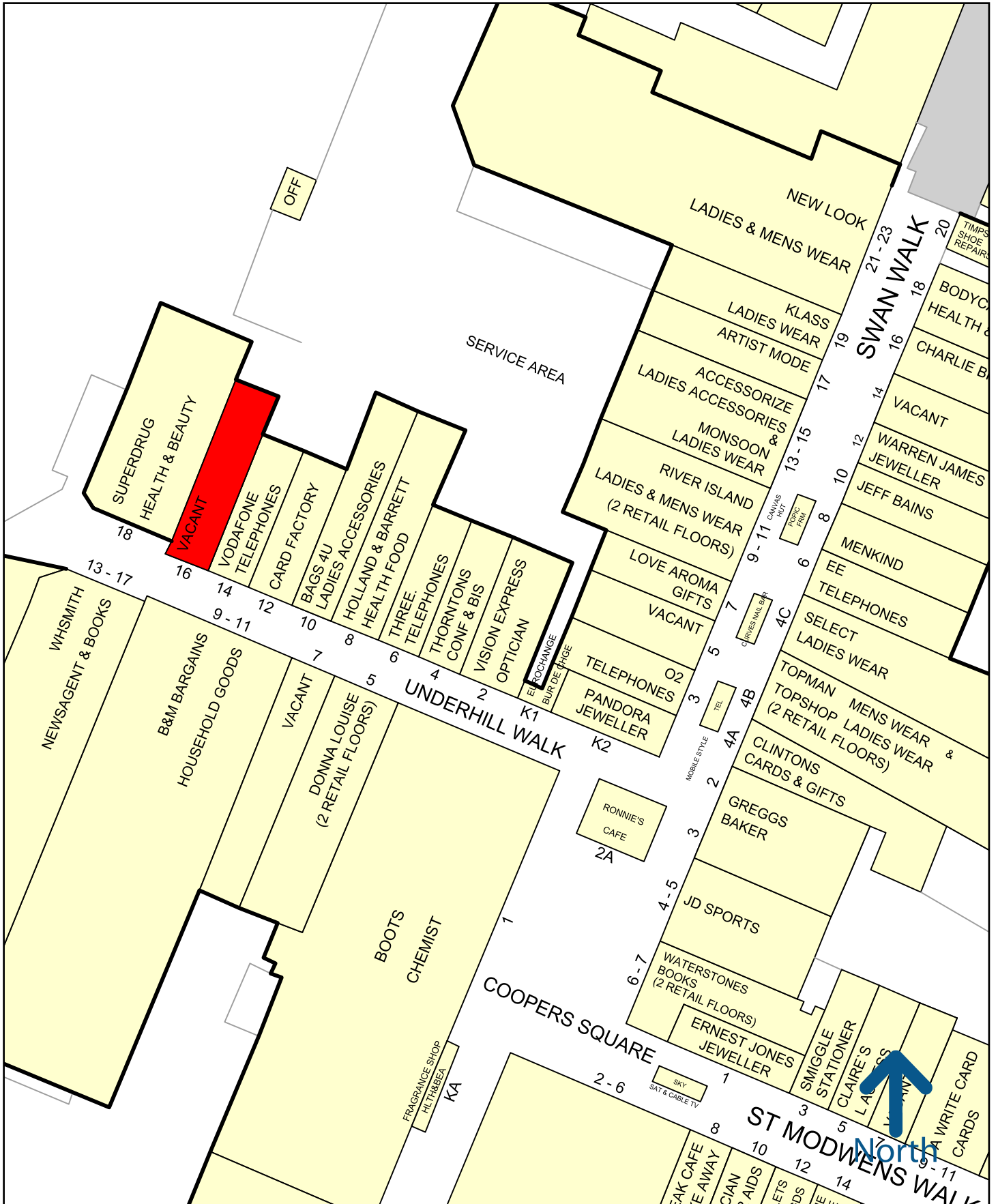
For further information or to arrange a viewing, please contact:

### BWD

Richard Bidwell  
07747534357  
rbidwell@bwdretail.co.uk

### Lunson Mitchenall

Matt Maynard  
0207 478 4974



33 metres

Experian Goad Plan Created: 29/10/2019  
Created By: Bidwell Webber De Pons Ltd

