

RETAIL BURTON – UPON – TRENT

UNIT 5 SWAN WALK, COOPERS SQUARE SHOPPING CENTRE



SHOP TO LET

LOCATION

Cooper Square Shopping Centre is the prime shopping centre in Burton on Trent Town Centre. Anchored by **Primark, Marks & Spencer**, comprising over 66 shops and cafes along with a 1,000 space town centre car park. Key retailers in the scheme include **Boots, River Island, New Look** and a new 25,000 sq ft **Next** opening Autumn 2017.

SITUATION

The premises occupy a prominent position within Cooper Square Shopping Centre, immediately adjacent to **02** and nearby retailers including **River Island, Monsoon** and **Topshop**.

LEASE

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

RENT

£60,000 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	1,035 sq ft	96.1 sq m
First Floor	944 sq ft	87.6 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£53,000
Rates Payable (2017/18)*	£35,345
Rates Payable (2021/21)*	£27,401
Service Charge (2017/18)	£6,993

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

VIEWING

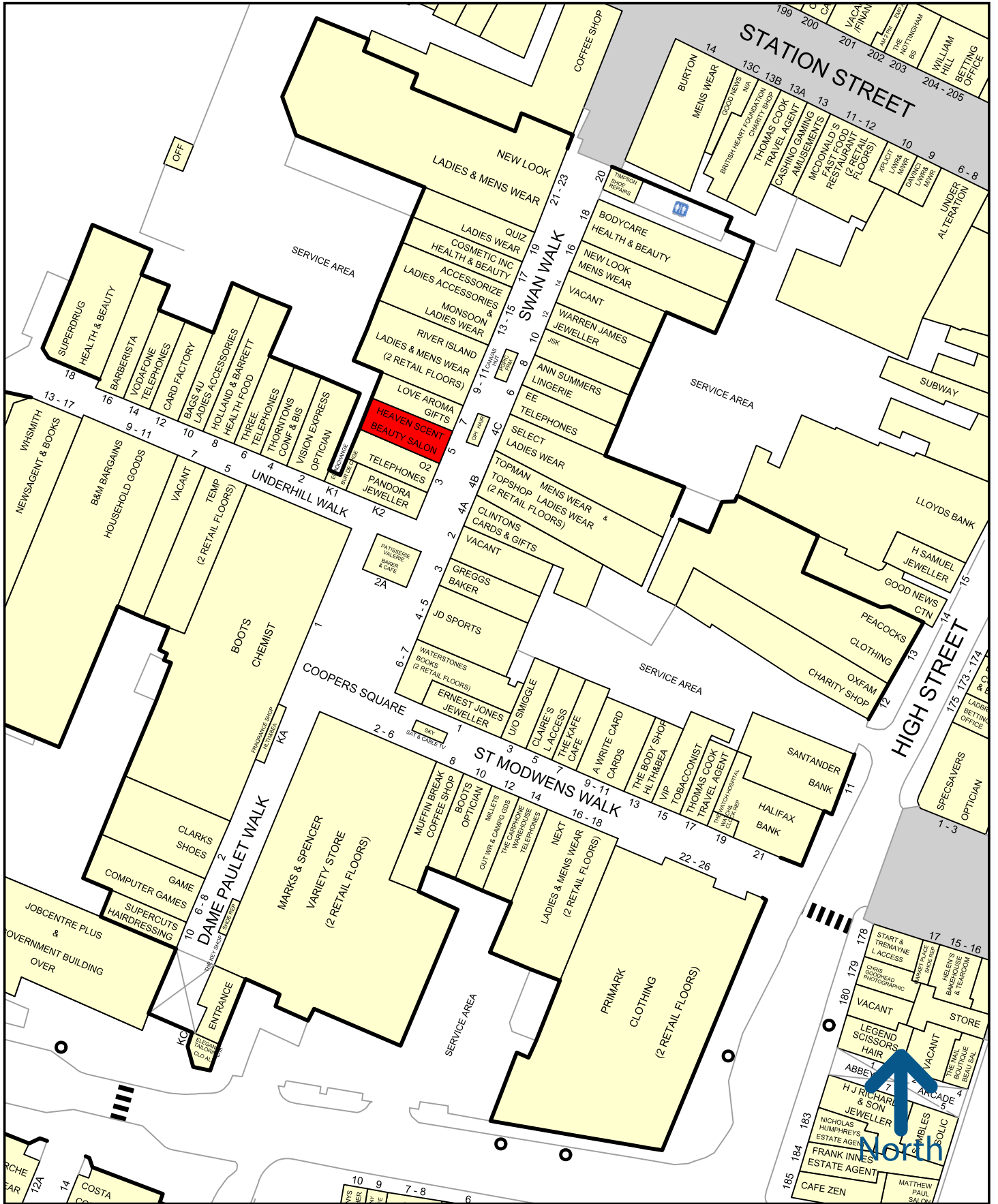
For further information or to arrange a viewing, please contact:

BWD

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