

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 8b The Octagon Centre, Burton upon Trent DE14 3TN



Rent: On application
Ground Floor Area
384 Sq ft / 36 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

Location:

The Octagon shopping centre sits in the heart of Burton upon Trent. The town is situated approximately 11 miles South West of Derby and has a population of over 70,000.

The scheme provides over 140,000 sq ft of retail accommodation with 700 car parking spaces. The centre is anchored by Asda and hosts a number of national occupiers including TK Maxx, Iceland, Poundland, Bon Marche and Costa.

The subject property is located opposite The Entertainer and in close proximity to Poundland and Card Factory.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	384	35.7

Rent:

Upon application.

Tenure:

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £10,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of up to £15,000 can apply for a cash grant of £10,000.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £3,020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2020

Subject to Contract

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