Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

Unit 19 The Octagon Centre, Burton upon Trent ,DE14 3TN



Rent: **£35,000 PA**

Ground Floor Area
1,969 Sq ft / 183 Sq M

TO 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.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	1,969	182.93
First Floor	880	81.75

Rent:
Quoting rent: £35,000 per annum exclusive

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 £35,250. 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 businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2021 stands at approximately £22,130.

EPC:
Energy Performance Asset Rating - Available on request

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:
August 2021

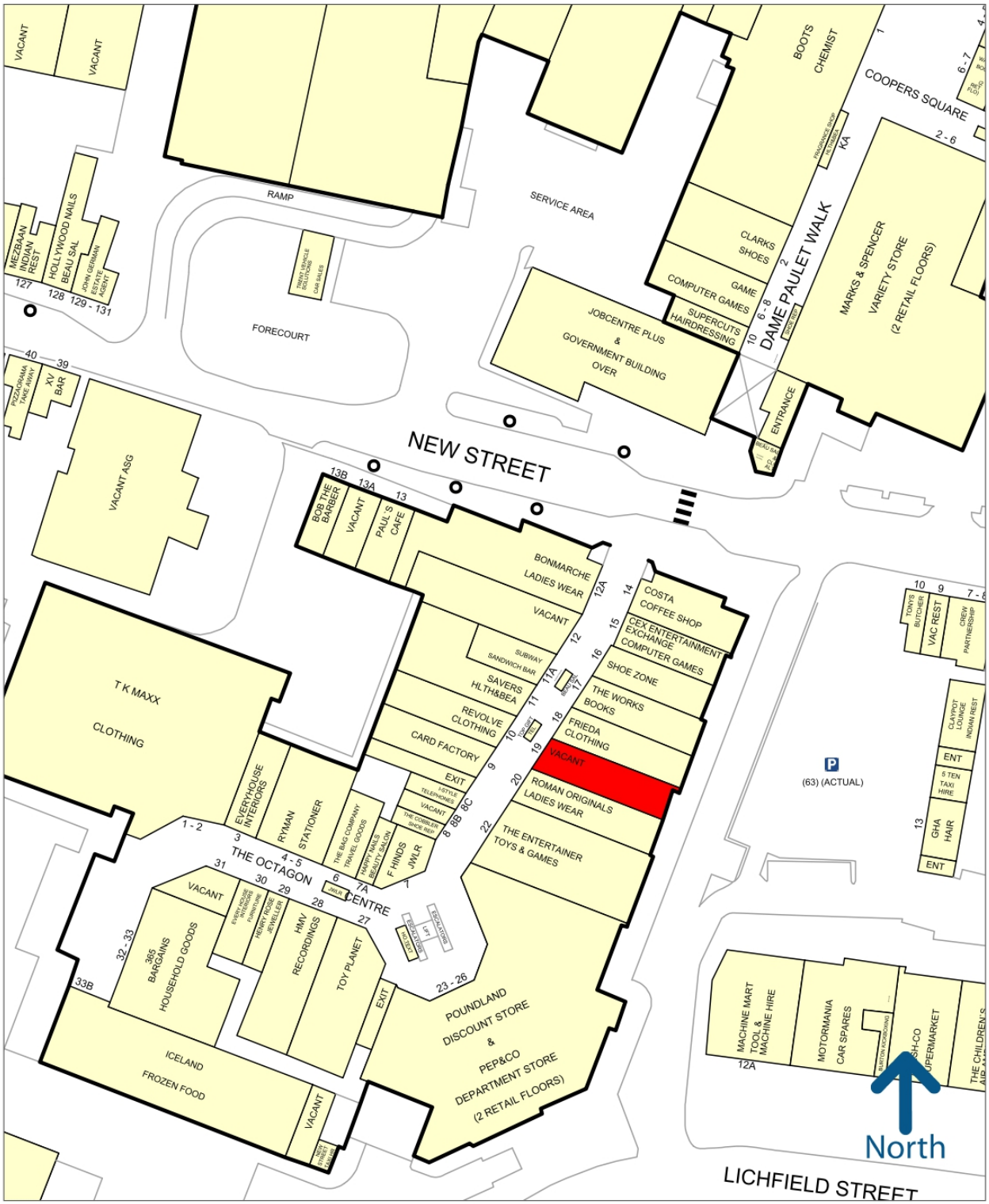
Subject to Contract

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Burton Upon Trent

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50 metres

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Map data

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