

SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 31a The Octagon Centre, Burton upon Trent



**Rent: On application**  
**Ground Floor Area**  
1,628 Sq ft / 151 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jack Deakin**

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**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 unit is close to TK Maxx.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1628	151.25
First Floor	842	78.22

**Rent:**

Upon application.

**Tenure:**

The property is available to let on a new effective Full Repairing and Insuring lease for a number of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment is to be confirmed.

For further details visit Gov.uk or contact the business rates department in 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 2020 stands at approximately £12,103.

**EPC:**

Energy Performance Asset Rating - D

**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:**

February 2020

Subject to Contract

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