

UNIT 12 ST MODWENS WALK, COOPERS SQUARE SHOPPING CENTRE,  
BURTON UPON TRENT, DE14 1HL

LUNSONMITCHENALL



#### LOCATION

Cooper Square Shopping Centre is the prime shopping centre in Burton on Trent Town Centre. The centre is anchored by **Primark, Marks & Spencer** and comprises 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 **Next**.

12 St Modwens Walk is close to the entrances of **Marks & Spencer** and **Primark**. The unit is adjacent to **Carphone Warehouse** and **Boots Opticians** with other nearby retailers including **Ernest Jones, Next** and **Claire's Accessories**.

#### ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor	106.5 sq m	1,147 sq ft
First Floor	91.0 sq m	980 sq ft

#### RENT

Rental offers are sought in the region of **£55,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

#### TENURE

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

#### RATES

Rateable Value 2010: £83,000

Rateable Value 2017: £56,500

Interested parties are advised to verify the new Rateable Value, transitional relief and the current rates payable with the Local Authority.

#### SERVICE CHARGE

The estimated annual service charge is **£5,716 per annum**.

#### COSTS

Each party is to be responsible for their own legal costs.

#### VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

#### AVAILABILITY

Subject to vacant possession

#### EPC

Full report available on request.

#### VIEWING / FURTHER INFORMATION

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#### BWD

Richard Bidwell/ Guy Webber

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Subject to Contract – January 2019

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

**020 7478 4950**  
LUNSON-MITCHENALL.CO.UK

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