

# RETAIL BURTON – UPON – TRENT

UNIT 4 UNDERHILL WALK, COOPERS SQUARE SHOPPING CENTRE



SHOP TO LET

## LOCATION

Coopers Square is the prime shopping centre in Burton-on-Trent Town Centre. The scheme is anchored by **Primark**, **Marks and Spencer** and **Boots**, with national retailers all represented, including **River Island**, **Topshop**, **JD Sports**, **Monsoon** and **Clarks** amongst others. Recently, **Next** have relocated into a new 25,000 sq ft flagship store and **H&M** have opened a new 18,000 sq ft store in the scheme. The scheme has 1000 car parking spaces and benefits from a footfall in excess of 9 million annually.

## SITUATION

5 Underhill Walk is adjacent to **Boots** and nearby retailers include **Holland & Barratt**, **Vision Express** and **Pandora**.

## LEASE

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

## RENT

£75,000 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	2,762 sq ft	256.5 sq m
First Floor	2,501 sq ft	232.4 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£94,500
Rates Payable (2021/22)	£48,384
Service Charge (2022)	£18,509

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

## VIEWING

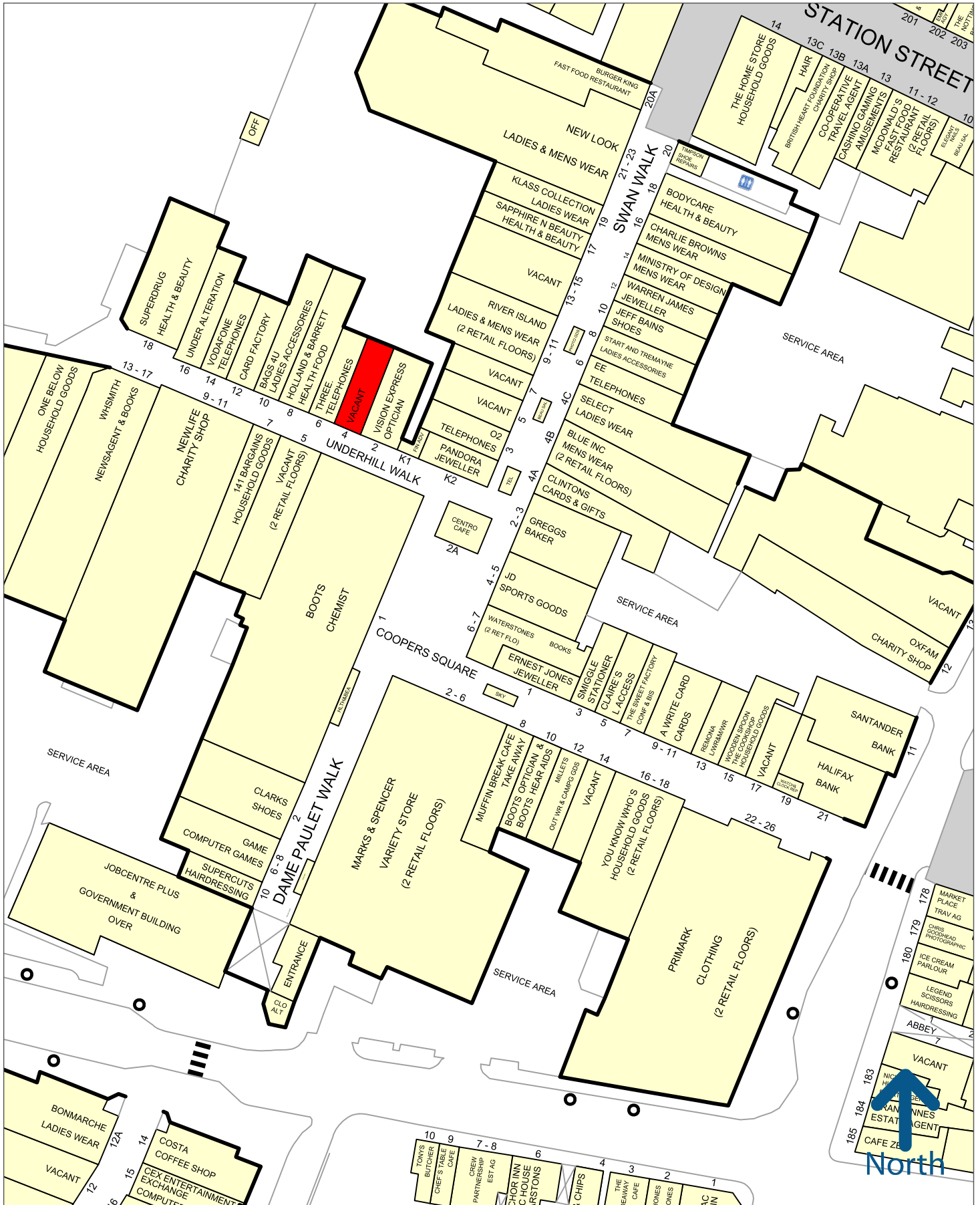
For further information or to arrange a viewing, please contact:

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50 metres

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