

UNIT 10 UNDERHILL 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**.

10 Underhill Walk is located along the busy mall connecting the 600 space car park and the centre of the shopping centre. The unit is adjacent to **Card Factory** and **Holland & Barratt** with nearby retailers including **Boots, Vodaphone** and **WH Smiths**.



ACCOMODATION

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

| | | |
|--------------|------------|-------------|
| Ground Floor | 153.0 sq m | 1,647 sq ft |
|--------------|------------|-------------|

RENT

Rental offers are sought in the region of **£53,000 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: £85,500

Rateable Value 2017: £56,000

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 **£5,543 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

Emma Charlesworth: emmac@lunson-mitchenall.co.uk 0207 478 4964

Matt Maynard: matthewm@lunson-mitchenall.co.uk 0207 478 4974

BWD

Guy Webber/ Richard Bidwell

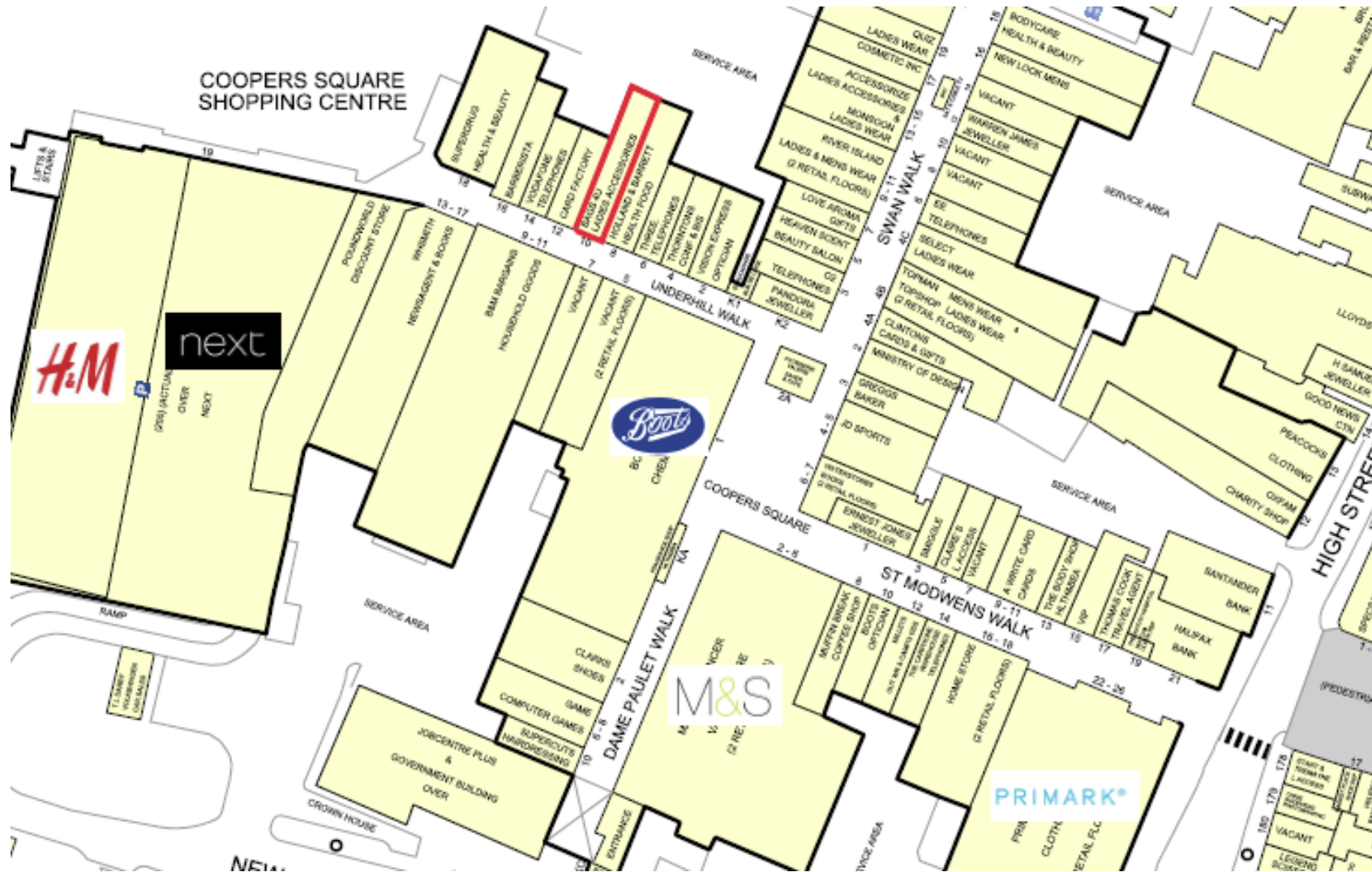
0121 262 6540

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

**UNIT 10 UNDERHILL WALK, COOPERS SQUARE SHOPPING CENTRE,
BURTON UPON TRENT, DE14 1HL**



IMPORTANT
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

020 7478 4950
LUNSON-MITCHENALL.CO.UK