



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**.

15 St Modwens Walk is opposite the entrance of **Primark** and adjacent retailers include **Thomas Cook** and **The Body Shop**. Other nearby retailers include **Next** and **Halifax Bank**.

ACCOMODATION

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

Ground Floor	97.1 sq m	1,046 sq ft
First Floor	70.5 sq m	759 sq ft

RENT

Rental offers are sought in the region of **£47,500 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: £69,500

Rateable Value 2017: £47,500

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 **£6,821 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 / Immediately Available.

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

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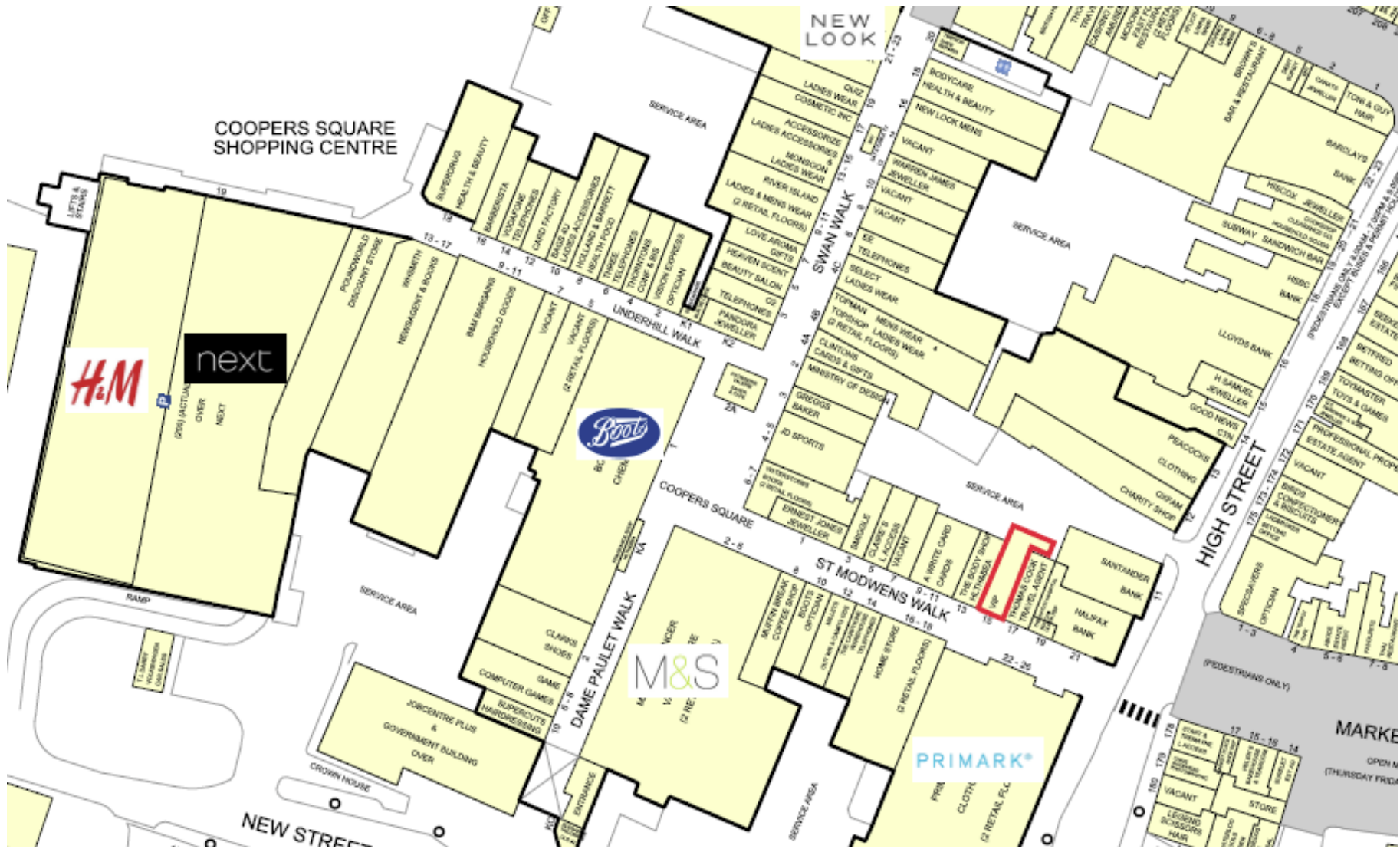
BWD

Guy Webber/ Richard Bidwell

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Subject to Contract – January 2019

UNIT 15 MODWENS WALK, COOPERS SQUARE SHOPPING CENTRE, BURTON UPON TRENT, DE14 1HL



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