

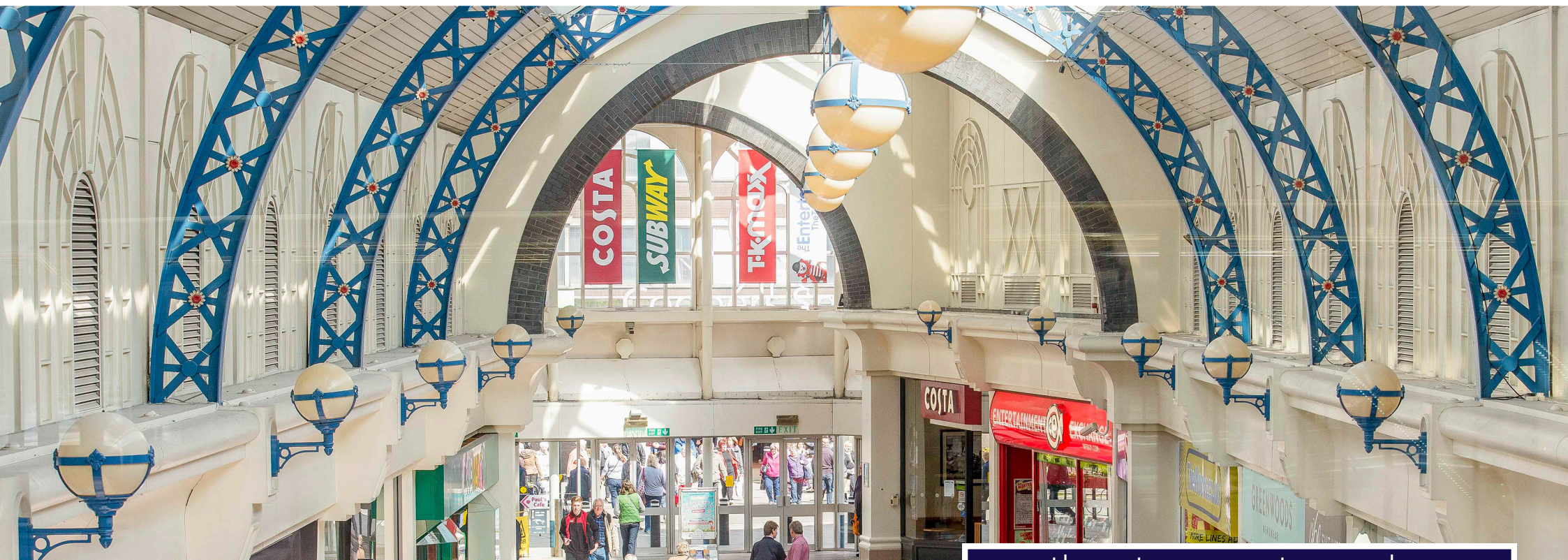
**RMJ**

# RETAIL UNIT TO LET

UNIT 16 - 2,554 SQ FT

THE OCTAGON  
Shopping Centre  
BURTON UPON TRENT

enquiries@rmjletting.com 0141 739 8833



[theoctagoncentre.co.uk](http://theoctagoncentre.co.uk)



**T.K.maxx**

**hmv**

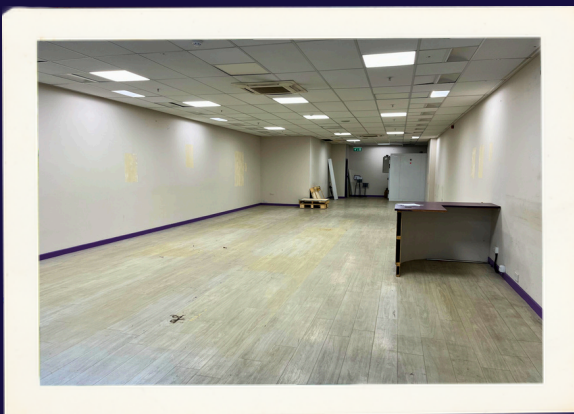
**shoezone**

**The Entertainer**  
TheToyShop.com

**Bonmarché**



2,554 SQ FT



# UNIT 16

Positioned next to The Works and CEX, benefiting from strong neighbouring brands and consistent footfall.

RATES	Rateable Value: £22,250 Rates Payable: £11,102.75
Service Charge	Service Charge: £13,300 Insurance: £1,327.46

## Key Features



### Prime Retail Position

Situated within The Octagon Shopping Centre, next to The Works and CEX, and opposite Shoezone and Subway.



### Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



### Excellent Accessibility

Immediate access to 700-space centre parking and key transport links.



## Location

Burton-upon-Trent is a historic market town in Staffordshire, renowned for its brewing heritage and nestled on the banks of the River Trent.



Burton has seen significant regeneration and investment in recent years, supported by local and national initiatives. Central to this is the Burton Town Deal, backed by £22.8 million in government funding, which is driving projects to boost employment, improve transport links, and attract private investment.

## Getting Here

- ▶ Excellent accessibility via A38 and A511, serving Derby, Lichfield, and Uttoxeter
- ▶ On-site parking for 700 vehicles, including 35 disabled bays and 4 EV charging points
- ▶ 15 minute walk from the train station, directly linking to Tamworth, Nottingham, and Derby.
- ▶ Arriva, Midland Classic and Trent Barton operate frequent services from the centre to all surrounding areas.



## VAT

All prices quoted are subject to VAT.

## LEGAL COSTS

Each party will meet its own legal costs in any transaction.

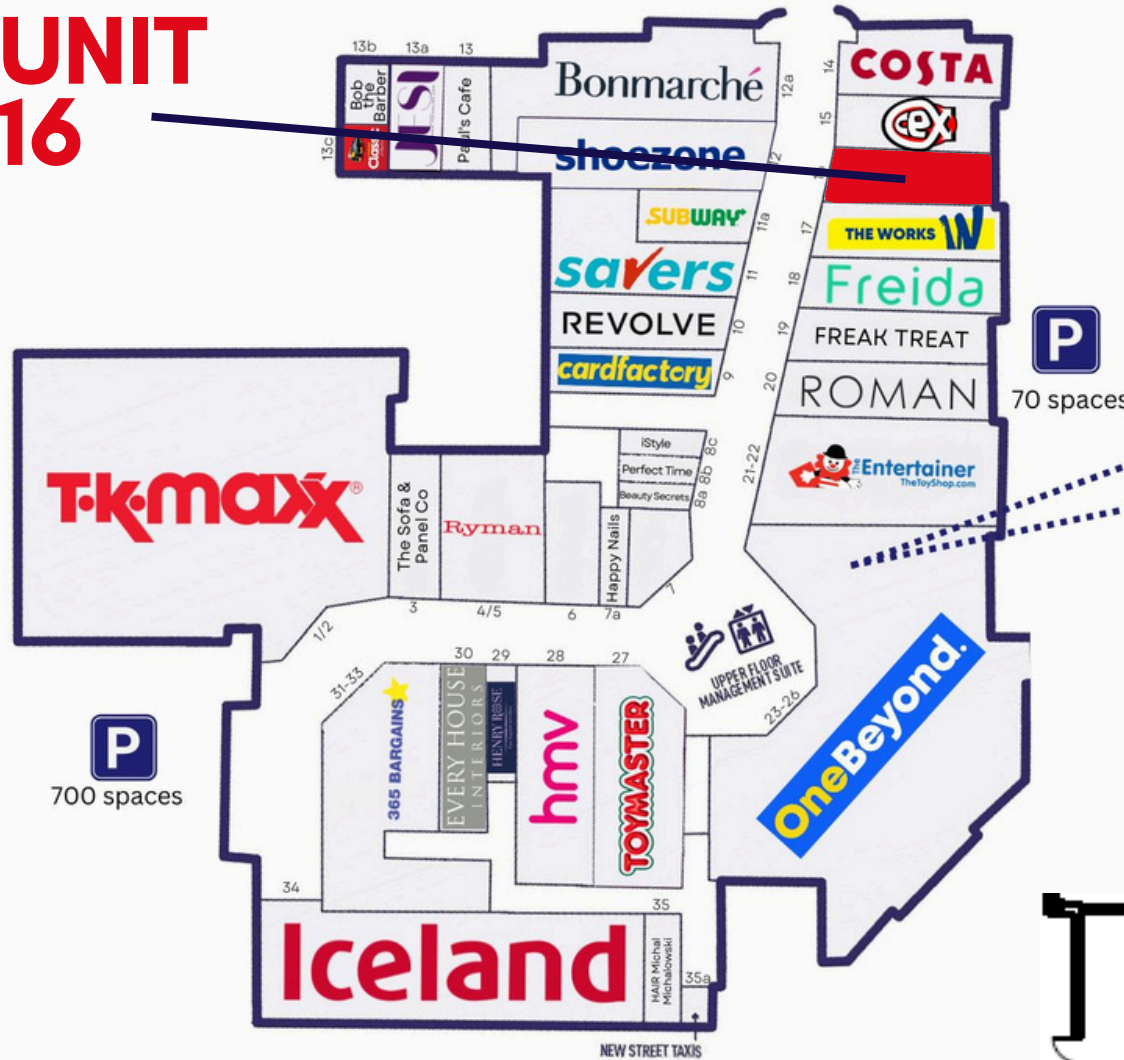
## PLANS

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact.

## AGENTS NOTES

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

# UNIT 16



ASDA

# CONTACT US

# RMJ



-  8 John Street, Glasgow
-  0141 739 8833
-  [enquiries@rmjletting.com](mailto:enquiries@rmjletting.com)
-  [rmjletting.com](http://rmjletting.com)

