

## Retail and F&B space available within busy Shopping Centre

New Lease Available

### Sales Area

102.38m<sup>2</sup> (1,102ft<sup>2</sup>)

- The Centre has a strong mix of national operators and is anchored by **Asda**, **TK Maxx**, **Iceland** and **One Beyond**
- Burton on Trent has a population of **76,000**
- The Octagon Shopping Centre comprises **151,000ft<sup>2</sup>** of retail space
- **770** dedicated customer parking spaces



**TO LET**



Location



Gallery



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Location



Gallery



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## The Octagon Shopping Centre

The Octagon Shopping Centre is a strong convenience led scheme, which experiences strong footfall driven by the adjacent **48,000ft<sup>2</sup> Asda Superstore**, customer parking, as well as the Centre's own strong tenant line up. There is occupier representation from many national multiple retailers including **TK Maxx, Iceland, One Beyond, Costa Coffee, Bon Marche, Savers** and more. The scheme benefits from being laid out with one main ground floor mall, focusing around the central atrium.

## Accommodation

| Floor              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground floor sales | 149.11         | 1,102           |
| <b>Total</b>       | <b>149.11</b>  | <b>1,102</b>    |



## Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

## EPC

The property has an EPC rating of **D**.



Location



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## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value from 1<sup>st</sup> April 2026:      £15,250**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

## Lease

New lease available for a term of years to be agreed.

## Rent

The property is available at a rent of-

**£19,500 per annum  
(Nineteen Thousand Five Hundred Pounds)**

## Service Charge

2026/27 Financial Year : £5,750

The service charge is payable to cover all common area repairs and maintenance, management, security and a proportion of centre marketing costs.

## Buildings Insurance

2026/27 Financial Year : £287





Location



Gallery

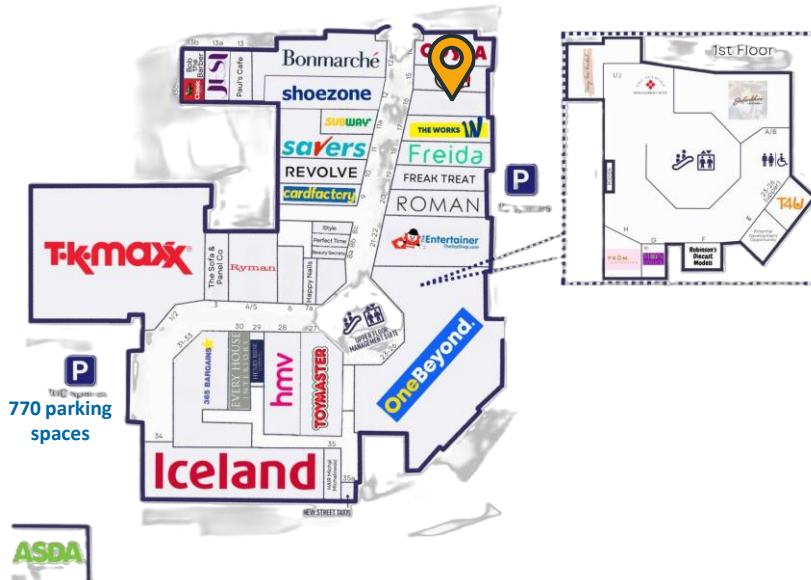


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## SAT NAV: DE14 3TN

### Ground Floor

### First Floor



## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Tom Wragg**

07970 168 138

[tom@fhp.co.uk](mailto:tom@fhp.co.uk)

**Dom Alston**

07890 568 077

[dom.alston@fhp.co.uk](mailto:dom.alston@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

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

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