

Retail and F&B space available within busy Shopping Centre

New Lease Available (subject to vacant possession)

Sales Area

93.00m² (1,001ft²)

- 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 **151,000ft²** of retail space
- **770** dedicated customer parking spaces



TO LET



Location



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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 **48,000ft² 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 ²	ft ²
Ground floor sales	93.00	1,001
Total	93.00	1,001



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 **C**.



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Business Rates

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

Rateable Value from 1st April 2026: £15,500

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 : £5,223

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 : £269



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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:

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THE OCTAGON
Shopping Centre
BURTON UPON TRENT