

On the Instruction of Moss Bros Group
Confidential Staff Unaware

2/4 Dame Paulet Walk, Coopers Square, Burton Upon Trent

Location

The premises occupy a good secondary location in Coopers Square Shopping Centre being adjacent to **Boots** and **Gamestation** and close to **Supercuts** and **Marks and Spencers**.

Accommodation

The unit is arranged over ground and first floors and comprises the following dimensions and areas:-

Internal Width	34'7"	10.5 m
Gross Frontage	42'6"	13.0 m

Ground Floor Sales	2,337 sq ft	217.1 sq m
First Floor Ancillary	1,110 sq ft	103.1 sq m

NB: Sublet of part (800 sq ft) may be available subject to Landlord's consent).

Lease

The property is held on a 10 year effectively full repairing and insuring lease expiring 23 September 2011.

Rates

Rateable Value	£87,500
UBR 2010/2011	0.414
Rates Payable 2010/2011	£36,225

Interested parties are advised to make their own enquiries to the Local Authority



Rent

£90,000 per annum exclusive.

Terms

Premium offers invited.

Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.

Viewing

Strictly by prior appointment via sole agents msbl.

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