



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET

UNIT 15A ROPEWALK SHOPPING CENTRE, NUNEATON

Location

Ropewalk Shopping Centre, is Nuneaton's principle retail destination benefitting from over 37 shops and restaurants. It is anchored by **H&M, TK Maxx, Next, New Look** and **BHS with national retailers including Topshop, River Island, The Body Shop, Costa** and **Pandora**.

Description

Unit 15A is situated in a prominent location opposite Next. Nearby retailers include **Blue Inc, Carphone Warehouse, Ernest Jones** and **99p stores**.

Accommodation

Ground Floor	158.5 sq.m.	1,706 sq ft
First Floor	157.4 sq. m.	1,694 sq ft

Lease

Available by way of a new effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

Rent

£50,000 pa

Service Charge

2018/2019 - £14,660

Insurance

2018/2019 - £689.73

Rating Assessment

Rateable Value	£55,000
Rate in £ (2018/19)	49.3p
Rates Payable	£27,115

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC Rating

EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

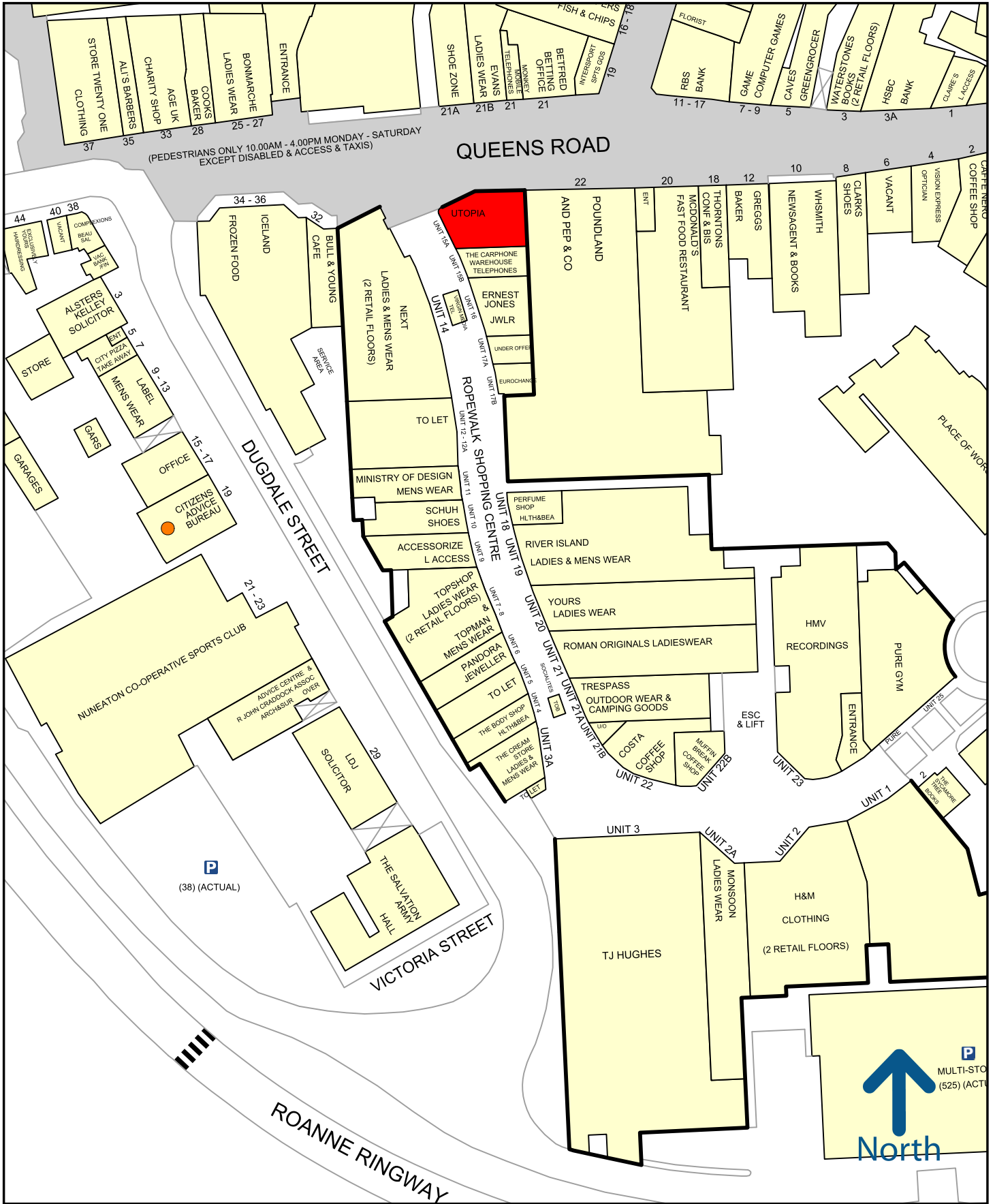
Contact:

Ian Hughes
DD: 0121 212 7802
E: ianh@rhtretail.co.uk

Alexandria Carr
BWD
DD: 0121 262 6545
Email: acarr@bwdretail.co.uk

Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

Experian Goad Plan Created: 31/01/2019
Created By: RHT

