



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

## UNIT 2B2 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 2B2 is situated on the upper floor adjacent to the only entrance to the car park, being in close proximity to **TK Maxx, BHS, Supercuts** and **Subway** amongst others.

### Accommodation

Ground Floor	59.9 sq m	645 sq ft
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### 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

£12,000 pa

### Service Charge

2019/2020 - £2,792

### Insurance

2019/2020 - £131.31

### Rating Assessment

Rateable Value	£9,900
Rate in £ (2019/20)	49.1p
Rates Payable	£4,860

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

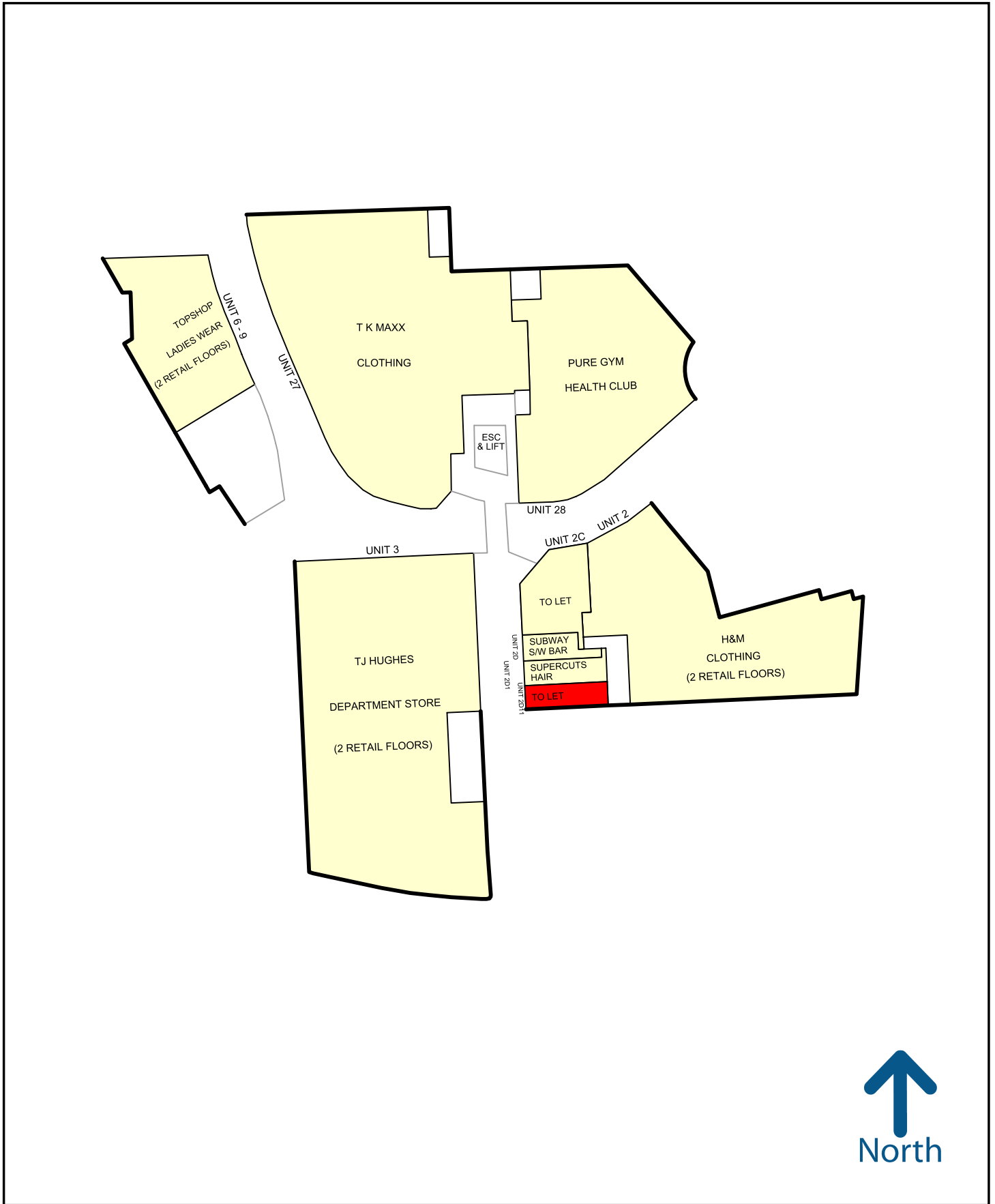
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

### Contact:

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



50 metres



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

