



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

SMALL MALL KIOSK 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

The kiosk is situated in a prominent location adjacent to the Cream Store and the exit to Dugdale Street.

Accommodation

Kiosk	100 sq ft	9.29 sq m
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Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£10,000 pa

Service Charge

2018/2019 - £4,250 pa

Insurance

2018/2019 - £38.87 per annum.

Rating Assessment

Rateable Value	£4,700.00
Rate in £ (2018/19)	0.48p
Rates Payable	£2,190.20

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.

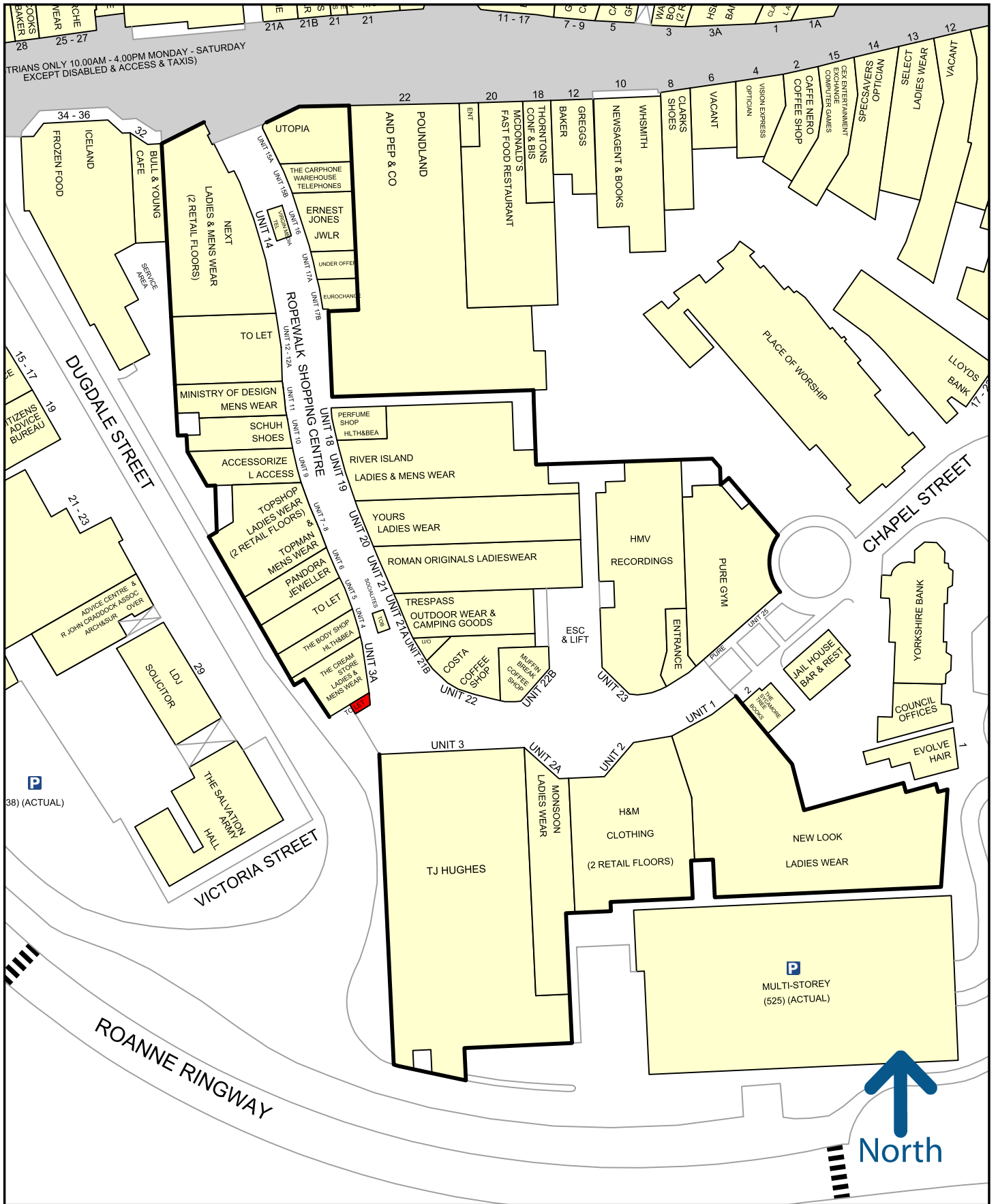
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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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

