



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

UNIT 12-12A ROPEWALK SHOPPING CENTRE NUNEATON

SIGNIFICANT RENT REDUCTION

Location

Ropewalk Shopping Centre is Nuneaton's principle retail destination benefiting from over 37 shops and restaurants. It is anchored by **H & M, T K Maxx, Next, New Look** and **TJ Hughes** with national retailers including **Topshop, River Island, The Body Shop, Costa and Pandora.**

Unit 12-12A is situated in a prominent location adjacent to Next. Nearby retailers include **Accessorize, Schuh, Topshop and River Island.**

Accommodation

Ground Floor	2,600 sq ft	242 sq m
First Floor	2,595 sq ft	241 sq m

Rent

£50,000 pax.

Service Charge

Service charge for the year 2019/20 will be £22,486 subject to annual variation.

Insurance

£1361.70 for year 19/20.

Rating Assessment

Rateable Value	£49,250
Rate in £ (2019/20)	49.1p
Rates Payable	£24,181.75

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

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

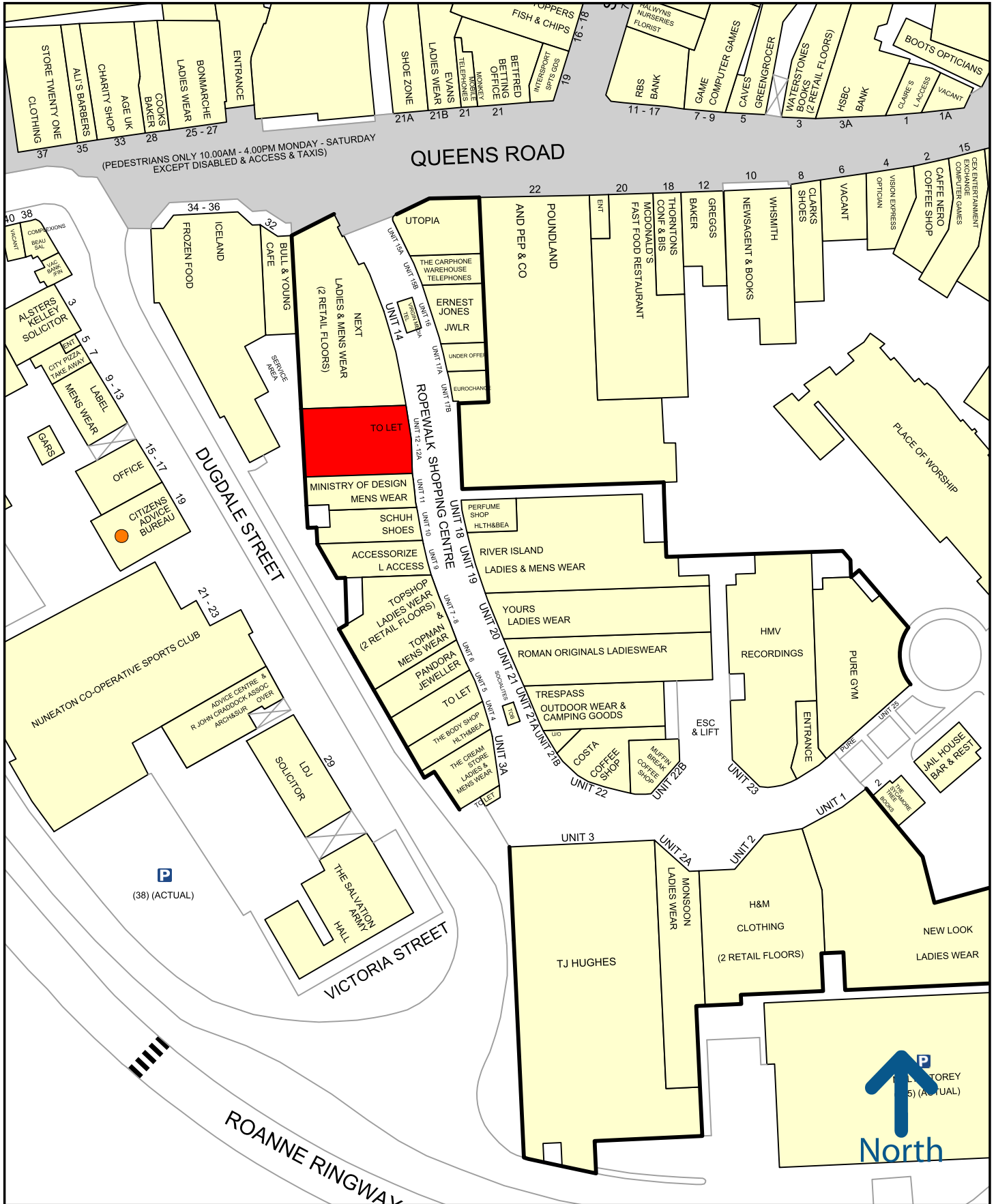
Viewing/Contact strictly by appointment with the joint agents:

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Date prepared: January 2020. All transactions are stated exclusive of VAT. Subject to Contract.

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