



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

## UNIT 2C 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 2C is situated in a prominent location opposite Next. Nearby retailers **TK Maxx, BHS, Supercuts** and **Subway** amongst others.

### Accommodation

Ground Floor	197.6 sq.m.	2,127 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

£40,000 pa

### Service Charge

2018/2019 - £9,185

### Insurance

2018/2019 - £432.09

### Rating Assessment

Rateable Value	TBA
Rate in £ (2018/19)	TBA
Rates Payable	TBA

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.

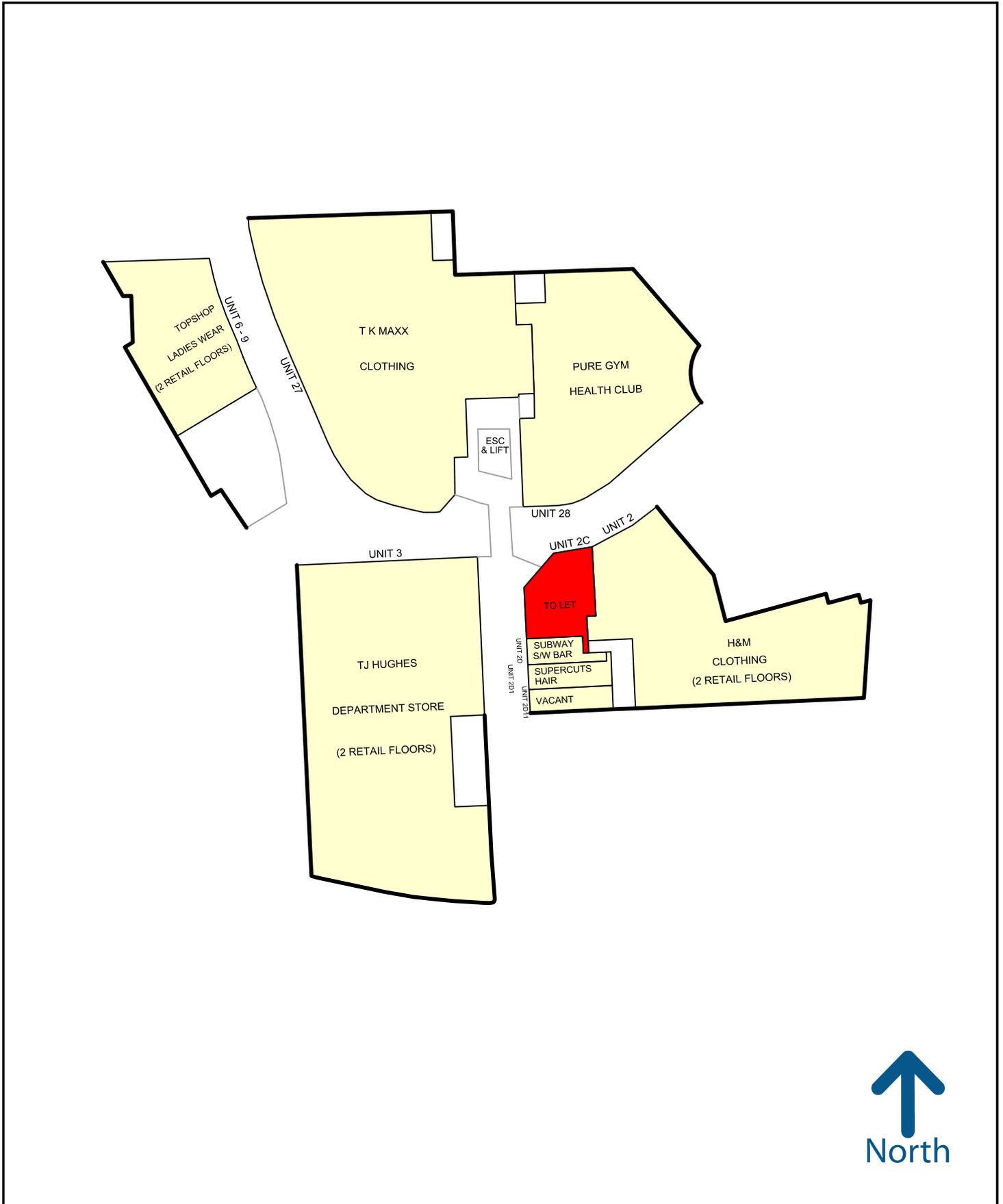
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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres



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