



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

UNIT 5 ROPEWALK SHOPPING CENTRE, NUNEATON

Location

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

Unit 5 is situated in a prominent location adjacent to **Pandora**. Nearby retailers include **Accessorize, Schuh, Topshop** and **River Island**.

Accommodation

Ground Floor	105.5 sq m	(1,136 sq ft)
First Floor	106.5 sq m	(1,141 sq ft)

Lease

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

Rental

£40,000 pa

Service Charge

Service charge for the year 2018/19 £9,856.

Insurance

2018/2019 - £432.09

Rating Assessment

Rateable Value	£24,750
Rate in £ (2018/19)	48.0p
Rates Payable	£11,880

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 appears.

EPC Rating

Available upon request.

Legal Costs

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

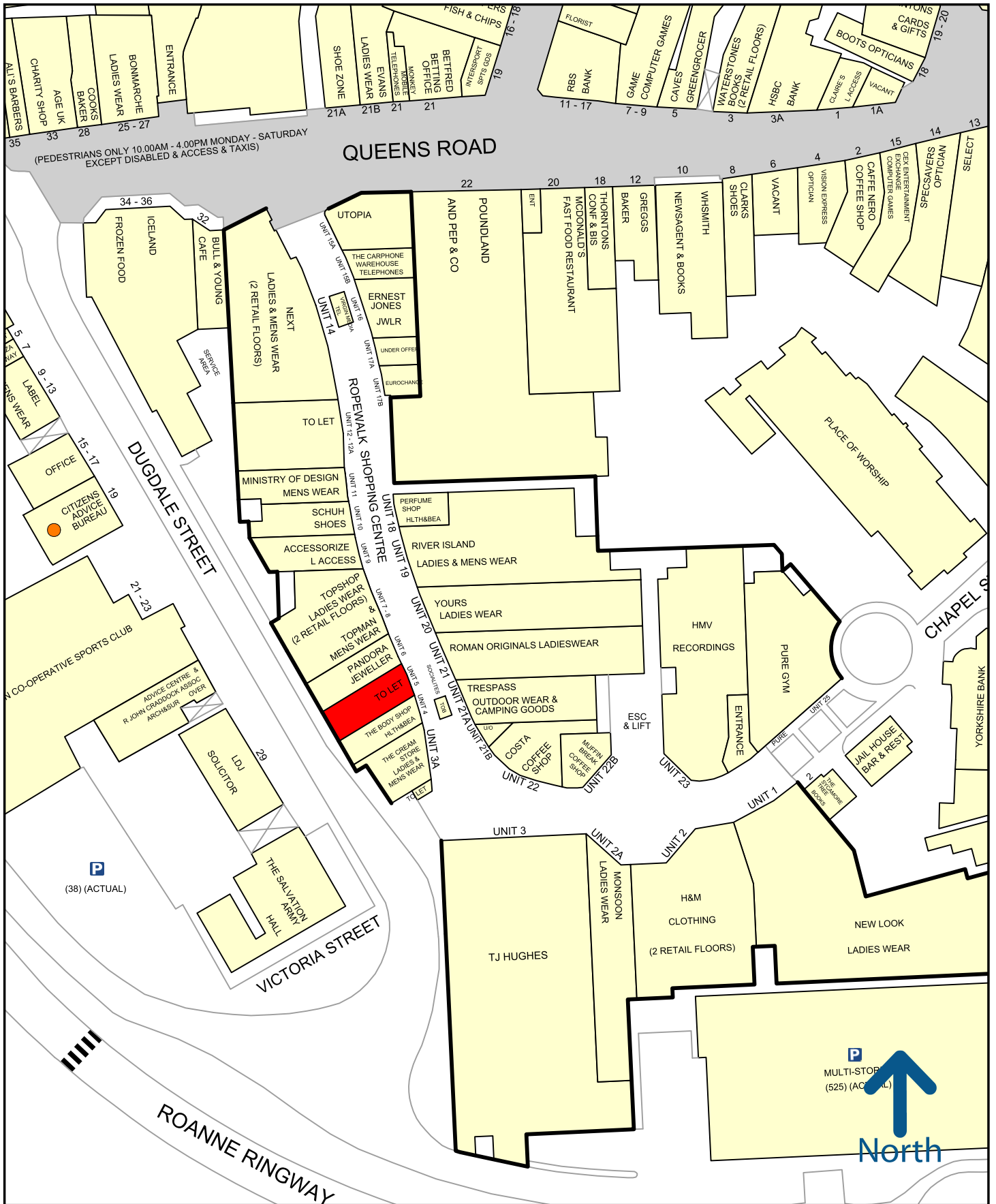
Viewing/Contact strictly by appointment with the joint agents:

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

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50 metres

Experian Goad Plan Created: 29/01/2019
Created By: RHT

