



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 **TK Maxx, Next, New Look** with national retailers including **The Body Shop, Costa and Pandora**.

Unit 12-12A is situated in a prominent location adjacent to Next. Nearby retailers are **Schuh, Game and The Perfume Shop**.

Accommodation

Ground Floor	2,600 sqft	242 sqm
First Floor	2,595 sqft	241 sqm

Rent

£42,500

Service Charge

Service charge for the year 2021/2022 will be £8,077 subject to annual variation.

Insurance

£913.07 for the year 2021/2022

Rating Assessment

Rateable Value - £49,250

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.

EPC

EPC available on request

Legal Costs

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

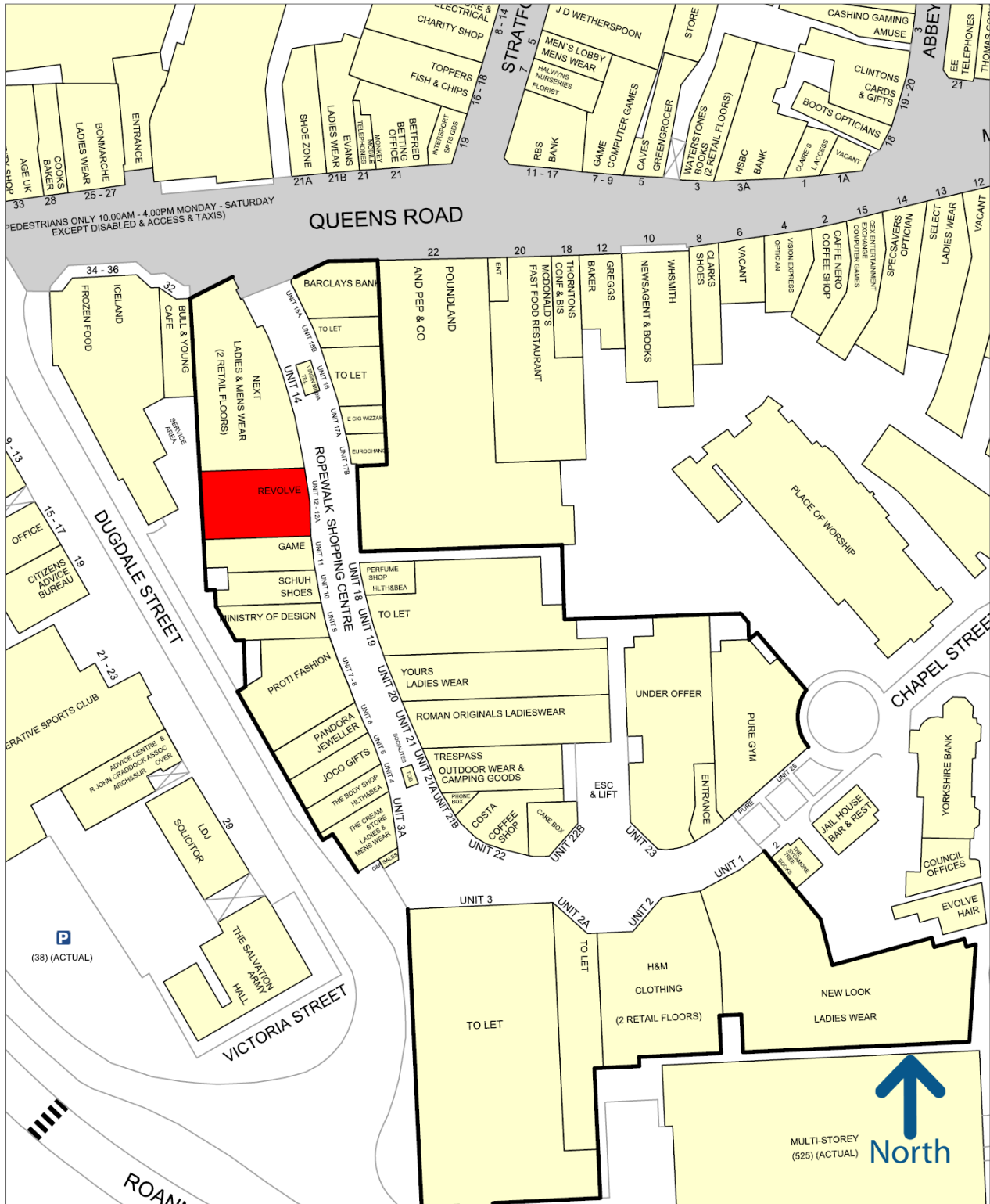
Viewing

Strictly by appointment with the sole agent:

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Experian Goad Plan Created: 18/03/2021
Created By: RHT



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