



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## 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:

Ian Hughes  
Rowley Hughes Thompson  
Mobile: 07795 147434  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Nick De Pons  
BWD  
Mobile: 07767 768423  
Email: [ndepons@bwdretail.co.uk](mailto:ndepons@bwdretail.co.uk)

Date prepared: March 2021. Transactions are stated exclusive of VAT,  
Subject to Contract

