



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

## UNIT 23 ROPEWALK SHOPPING CENTRE, NUNEATON, CV11 5TZ

### 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 **T J Hughes** with national retailers including **Topshop, River Island, The Body Shop, Costa** and **Pandora**.

### Description

Unit 23 is situated in the heart of the scheme at the bottom of the escalators leading down from the multi storey car park.

### Accommodation

Ground Floor Sales	6,489 sq ft	602.83
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This unit can be subdivided to create a smaller unit with rebased rates and service charge dependent on the area taken.

### Lease

Available on flexible terms.

### Rent

£90,000 pa (for the whole)

### Service Charge

2018/2019 - £29,076 (for the whole)

### Insurance

2018/2019 - £1,232

### Rating Assessment

Rateable Value	£65,000
Rate in £ (2019/20)	50.4p
Rates Payable	£32,760

Note – this will be reassessed if a smaller unit is taken.

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.

### Contact:

**Ian Hughes**

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**Alexandria Carr**

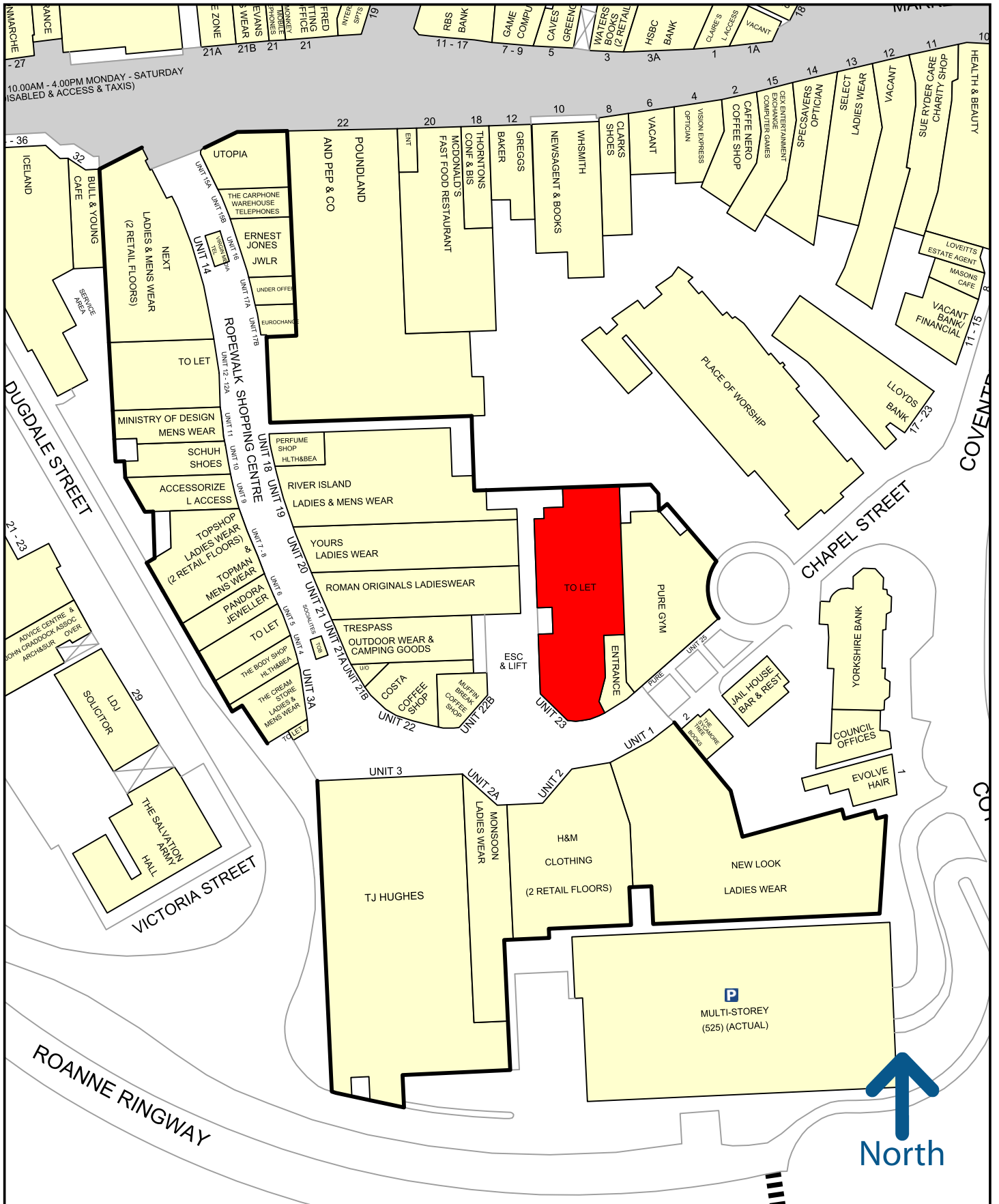
**BWD**

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

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50 metres

Experian Goad Plan Created: 08/04/2019

Created By: RHT

