



# 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 **TK Maxx, Next and New Look** with national retailers including **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

£65,000 pa

### Service Charge

2021/2022 - £18,394

### Insurance

2021/2022 - £1,185.71

### Rating Assessment

Rateable Value	£65,000
Rate in £ (2021/22)	50.4p

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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**Nick De Pons**

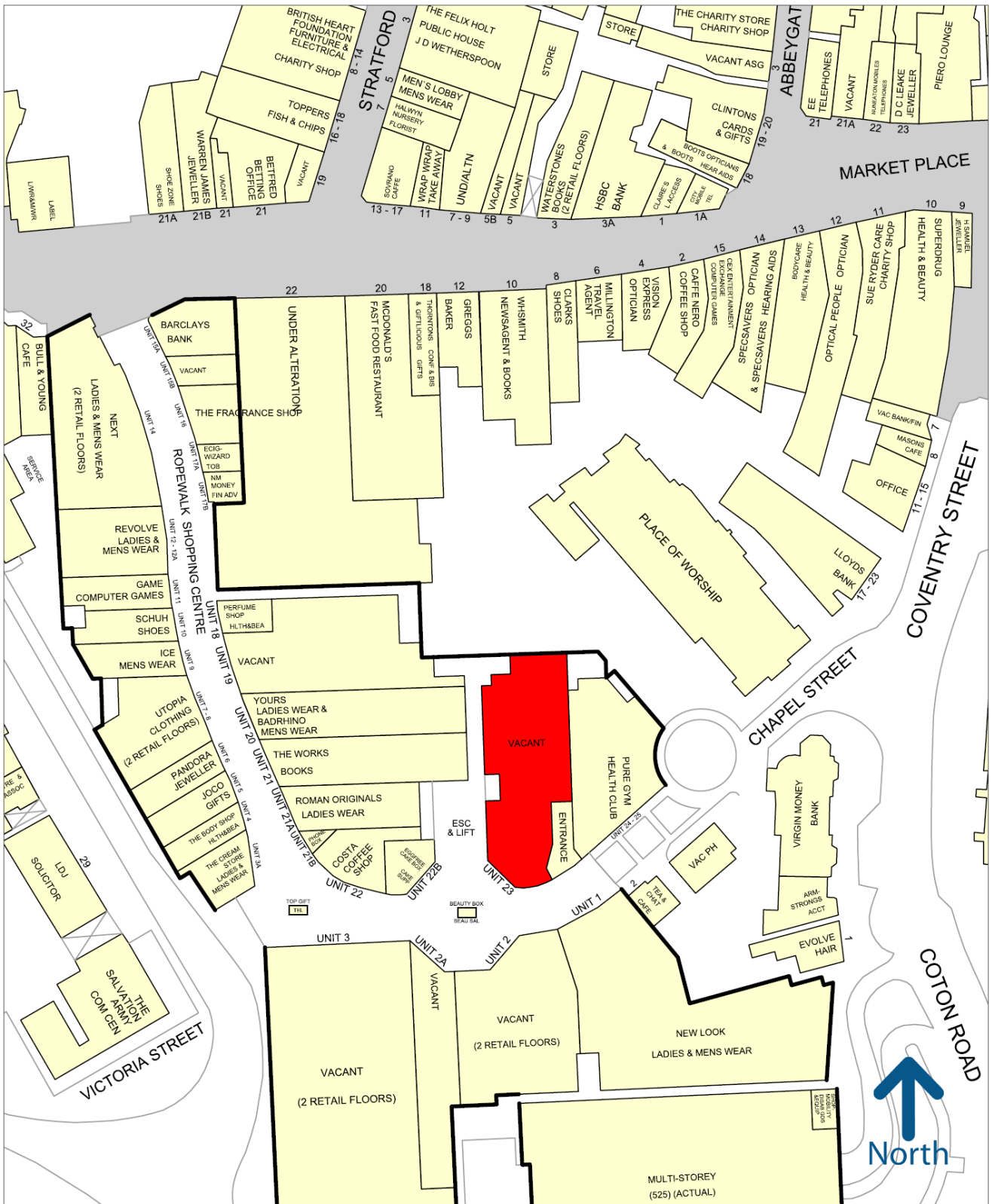
**BWD**

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Date prepared: October 2021. All transactions are stated exclusive of VAT. Subject to Contract.

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