



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

### UNIT 7/8 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 **TJ Hughes, H&M, TK Maxx, Next**, and other retailers of note include **New Look, River Island, Body Shop, Costa and Pandora**.

The unit is prominently situated near **River Island, Yours** the middle of the scheme opposite and adjacent to **Pandora**.

#### Accommodation

Ground Floor	3169 sq ft	294.4 sq m
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Possibility to subdivide as per street traders plan.

#### Rent

On Application

#### Service Charge

2019/2020 - £11,255

#### Insurance

2019/1920 – to be assessed but in the region of £1,000.

#### Rating Assessment

To be reassessed following reconfiguration.

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:

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Date Revised : November 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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