



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



## TO LET

## UNIT 2A 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 **T J Hughes, H & M, TK Maxx, Next** and other retailers of note include **New Look, River Island, Body Shop, Costa and Pandora**.

### Description

The unit is situated in the core of the scheme next to **TJ Hughes** and **H & M** and **Muffin Break** and the escalators down from the car park of 525 spaces are opposite.

### Accommodation

Ground Floor Sales	3449 q ft	320.41
--------------------	-----------	--------

### Rent

£47,500

### Service Charge

2019/2020 - £12,319

### Insurance

2019/2020 - £932.00

### Rating Assessment

Rateable Value	£39,500
Rate in £ (2019/20)	49.1p
Rates Payable	<b>£19,394.50</b>

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.

### Viewing/Contact strictly by appointment with the joint agents:

#### Ian Hughes

DD: 0121 212 7802

E: [ianh@rhretail.co.uk](mailto:ianh@rhretail.co.uk)

#### Alexandria Carr

BWD

DD: 0121 262 6545

E: [acarr@bwdretail.co.uk](mailto:acarr@bwdretail.co.uk)

Date prepared: Jan 2020. All transactions are stated exclusive of VAT. Subject to Contract.

