



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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 **TK Maxx**, **Next**, **Barclays** 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 opposite **Costa** and **Cake Box** and the escalators down from the car park of 525 spaces are opposite.

Accommodation

Ground Floor Sales	3449 q ft	320.41
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Rent

£47,500

Service Charge

2020/2021 - £10,122.55

Insurance

2020/2021 - £932.00

Rating Assessment

Rateable Value £39,500

No rates payable until April 2021

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

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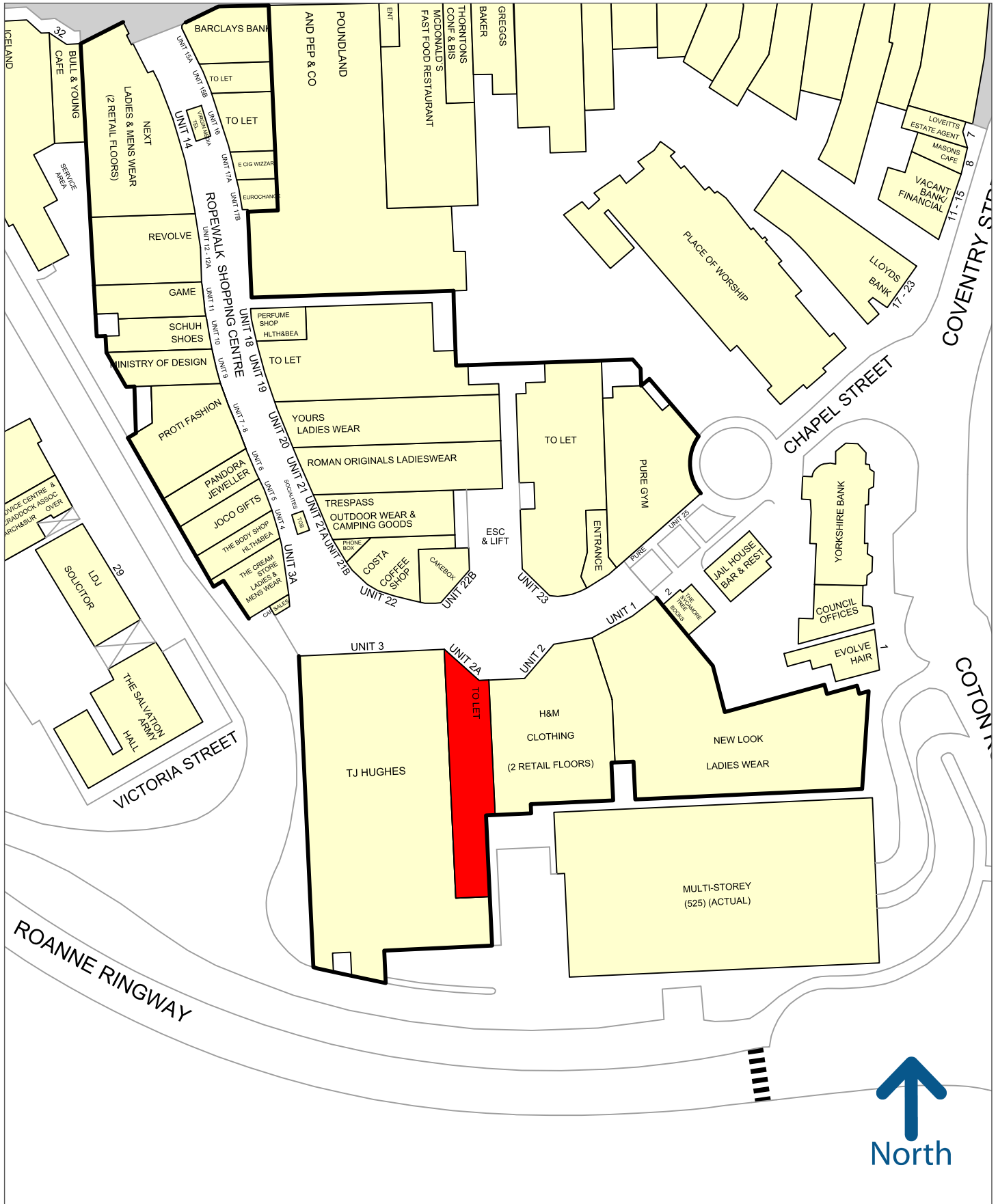
Nick De Pons

BWD

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

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50 metres

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