



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

UNIT 16 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, New Look with national retailers including, The Body Shop, Costa, Pandora, Yours, Romans and Trespass.**

Description

Unit 16 is situated opposite **Next** and adjacent **Barclays Bank**.

Accommodation

Ground Floor Sales	1141 sq ft	106 sq m
First Floor Storage	1219 sq ft	113.24 sq m

Lease

Available on terms to be agreed.

Rent

£35,000 pax.

Service Charge

2020/2021 - £6926

Insurance

2020/2021 - £604.97

Rating Assessment

Rateable Value £34,000

No Rates payable to 1st April 2021

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:

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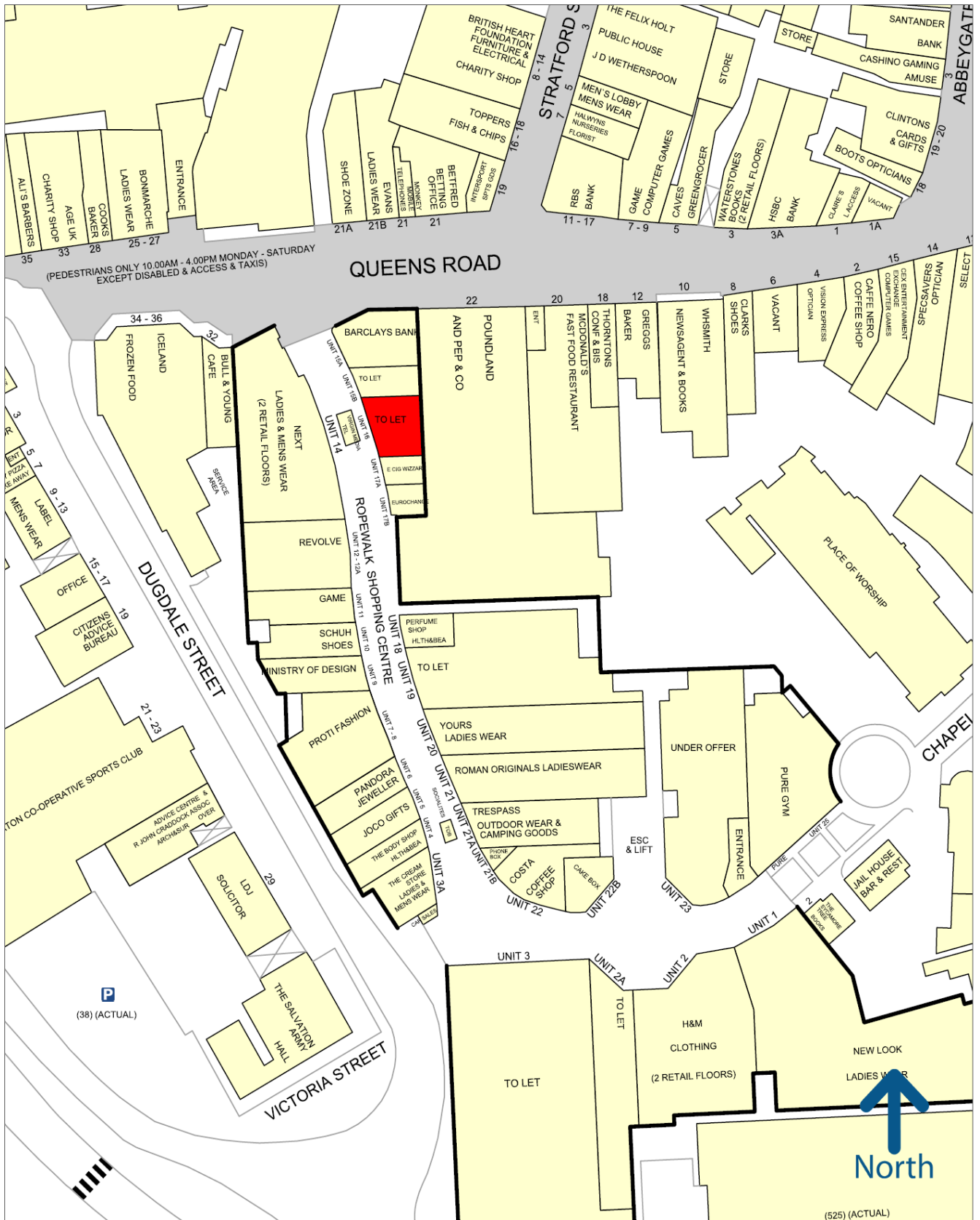
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Date prepared: December 2020. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

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