



# 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 **H&M, TK Maxx, Next, New Look with national retailers including, River Island, The Body Shop, Costa, Pandora, Yours, Romans and Trespass.**

#### Description

Unit 16 is situated opposite **Next** and adjacent the soon to be **JD Sports**.

#### Accommodation

Ground Floor Sales	1141 sq ft	106 sq m
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#### Lease

Available on terms to be agreed.

#### Rent

£35,000 pax.

#### Service Charge

2019/2020 - £10,250

#### Insurance

2019/2020- £604.97

#### Rating Assessment

Rateable Value	£34,000
Rate in £ (2019/20)	49.1p
Rates Payable	£16,694

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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**Alexandria Carr**

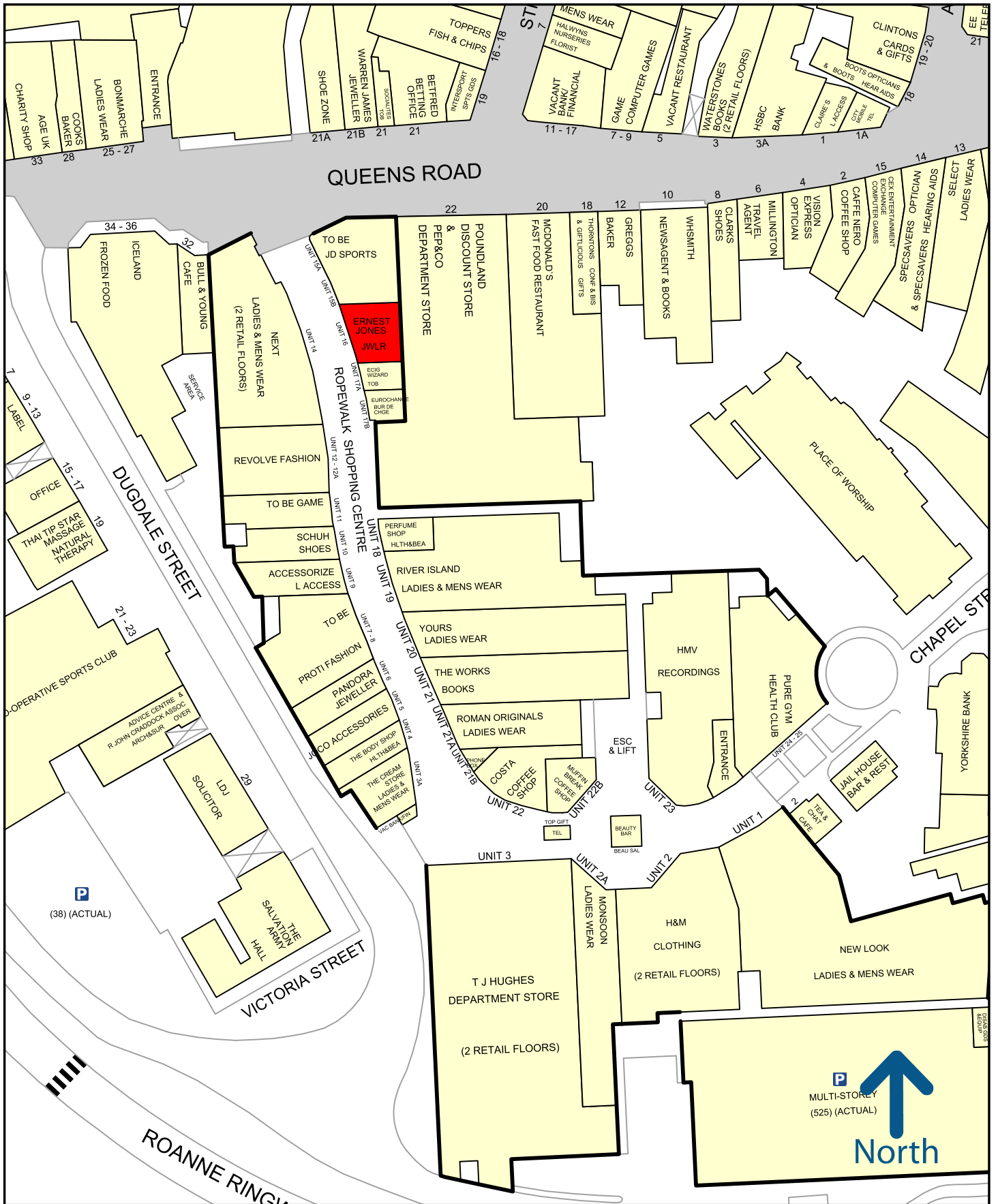
**BWD**

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

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50 metres

Experian Goad Plan Created: 21/02/2020

Created By: RHT

