



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



## 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

2019/2020 - £604.97

### Insurance

2020/2021 - £604.97

### Rating Assessment

Rateable Value £34,000

No Rates payable to 1<sup>st</sup> 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:

**Ian Hughes**

DD: 0121 212 7802

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

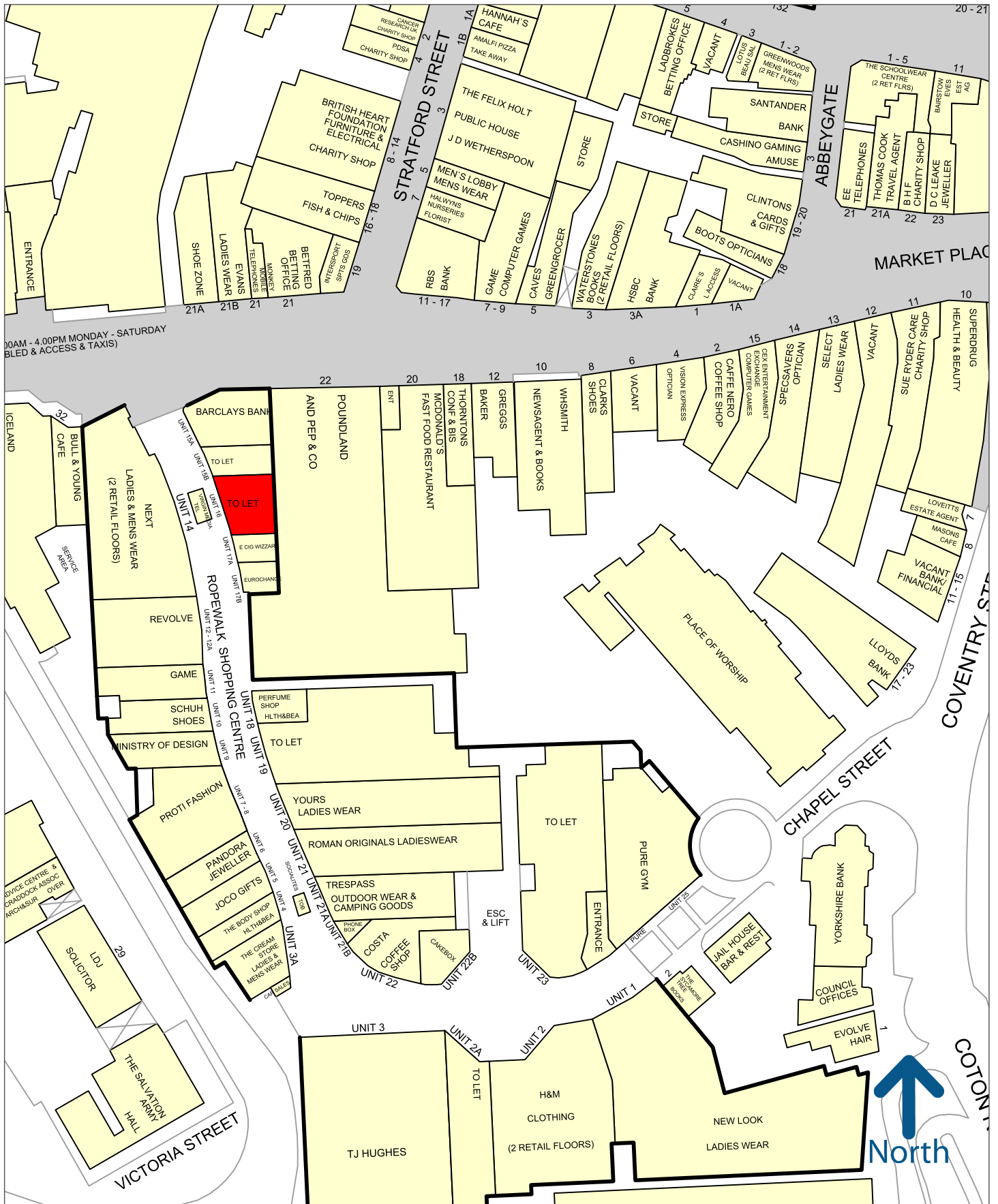
**Nick De Pons**

**BWD**

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

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

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10:00AM - 4:00PM MONDAY - SATURDAY  
UNBLOCKED & ACCESS & TAXIS)

50 metres

Experian Goad Plan Created: 08/12/2020  
Created By: RHT



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