



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

UNIT 15B 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 and Pandora.**

Description

Unit 15B is situated in a prominent location opposite **Next.**

Accommodation

| | | |
|--------------|----------|-----------|
| Ground Floor | 57.7 sqm | 621 sq ft |
| First Floor | 50 sqm | 538 sq ft |

Lease

Available by way of a new effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

Rent

£30,000 per annum

Service Charge

2021/2022 - £4,267

Insurance

2021/2022 - £329.18

Rating Assessment

Rateable Value £17,750

Rate in the £ 49.9p

Rates payable £8,857.25

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

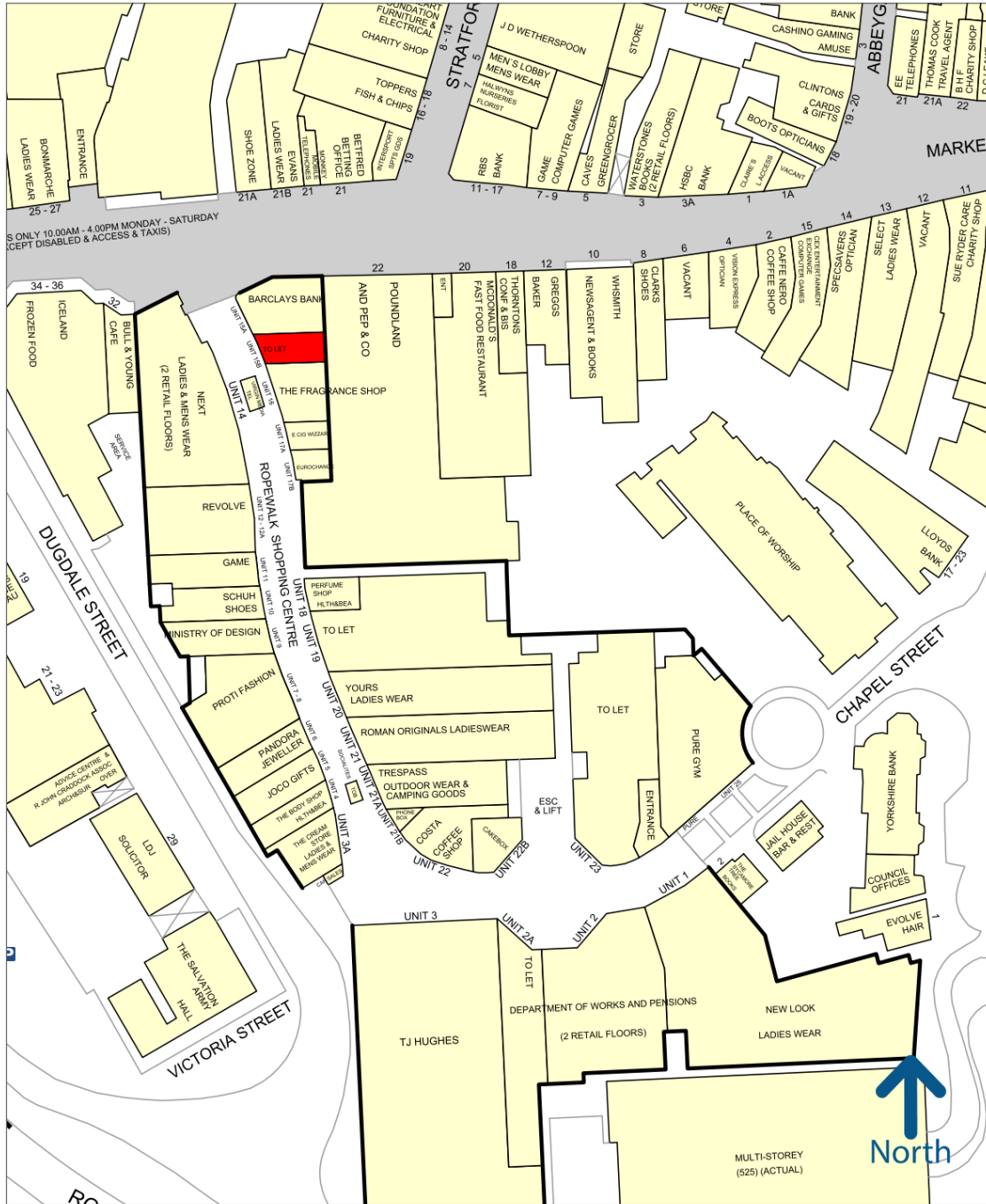
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Contact:

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Date prepared: October 2021. Transactions are stated exclusive of VAT, Subject to Contract



8 ONLY 10.00AM - 4.00PM MONDAY - SATURDAY
(CEPT DISABLED & ACCESS & TAXIS)

50 metres

Experian Goad Plan Created: 13/10/2021
Created By: RHT



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