# **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 **H&M**, **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**, near to **Poundland**.

#### 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

2020/2021 - £4,273

#### Insurance

2018/2019 - £414.64

# **Rating Assessment**

Rateable Value £17,750

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.

#### Contact:

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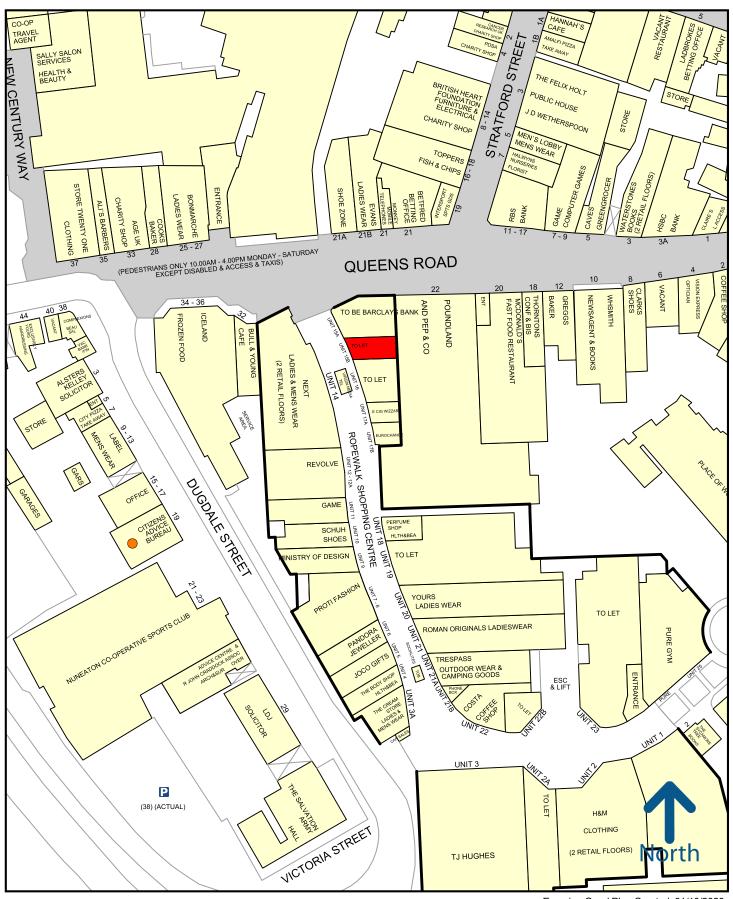
Date prepared: October 2020. Transactions are stated exclusive of VAT, Subject to Contract

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Nuneaton

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50 metres

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