



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

## UNIT 19 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**, and other retailers of note include **New Look, Body Shop, Costa and Pandora**.

### Description

The unit is prominently situated near **River Island, Yours** the middle of the scheme opposite and adjacent to **Pandora**.

### Accommodation

<b>Ground Floor</b>	<b>551.2 sqm</b>	<b>5,933 sq ft</b>
<b>First Floor</b>	<b>188.1 sqm</b>	<b>2,024 sq ft</b>

Possibility to subdivide as per street traders plan.

### Rent

On application

### Service Charge

2022/2023 - £21,274

### Insurance

2022/2023 - £1,273

### Rating Assessment

Rateable Value £68,000

Rates Payable £34,816

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 amended: February 2022. Transactions are stated exclusive of VAT, Subject to Contract

