



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET

UNIT 2 ROPEWALK SHOPPING CENTRE NUNEATON CV11 5TZ

Location

Ropewalk Shopping Centre is Nuneaton's principal retail destination, benefiting 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**.

Unit 2 is situated in a prominent location adjacent to **New Look**. Nearby retailers are **Schuh, Game and The Perfume Shop**.

Accommodation

Ground Floor Sales	6,932 sqft	644 sqm
First Floor Sales	12,787 sqft	1,188 sqm

Rent

£75,000

Service Charge

Service charge for the year 2021/2022 will be £44,178 subject to annual variation.

Insurance

£3,420.48 for the year 2021/2022

Rating Assessment

Rateable Value - £123,000

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.

EPC

EPC available on request

Legal Costs

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

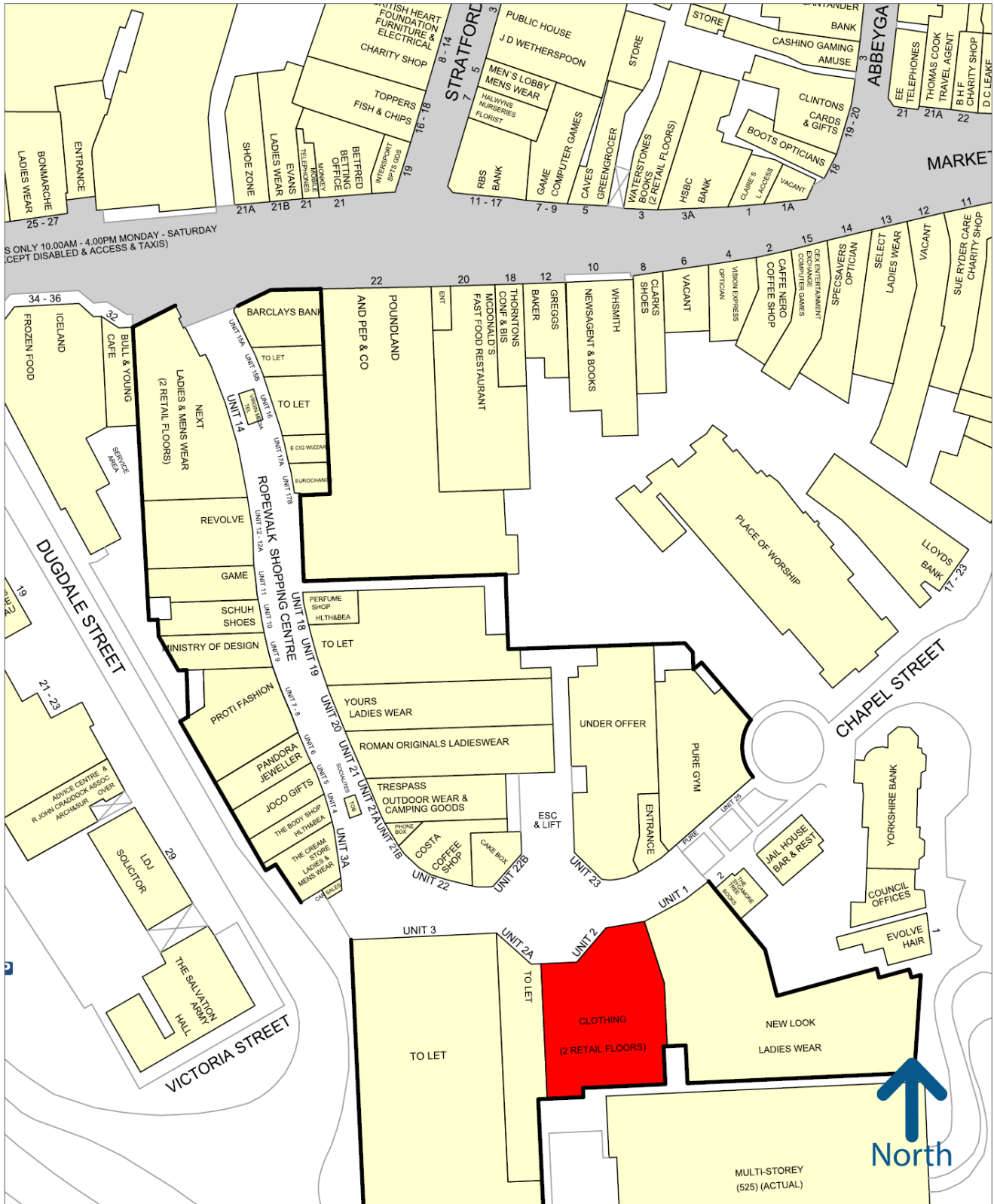
Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Mobile: 07795 147434
Email: ianh@rhtretail.co.uk

Nick De Pons
BWD
Mobile: 07767 768423
Email: ndepons@bwdretail.co.uk

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



50 metres

Experian Goad Plan Created: 24/03/2021
Created By: RHT



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.