



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP UNIT TO LET

UNIT 3 ROPEWALK SHOPPING CENTRE NUNEATON CV11 5TZ

Location

Ropewalk Shopping Centre is Nuneaton's principle retail destination, benefiting from over 37 shops and restaurants, and is anchored by **New Look, Next and TK Maxx**, other retailers of note include **Barclays, Game, Schuh, Yours, Romans Original, Costa and The Works**.

The first floor is anchored by **Pure Gym** and a multi storey car park of 525 spaces.

Description

The subject premises are situated in the centre of the scheme and comprises a store on two levels.

Accommodation

Ground Floor Sales	18,142 sqft	1,685.4 sqm
First Floor	22,300 sqft	2,071.7 sqm

There is a possibility to sub divide floor by floor

Rent

On application

Service Charge

£78,301 for the year 2021/2022

Insurance

£6,667.61 for the year 2021/2022

Rating Assessment

Rateable Value - £225,000

Rates Payable – Nil until 1st July 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.

EPC

EPC available on request

Legal Costs

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

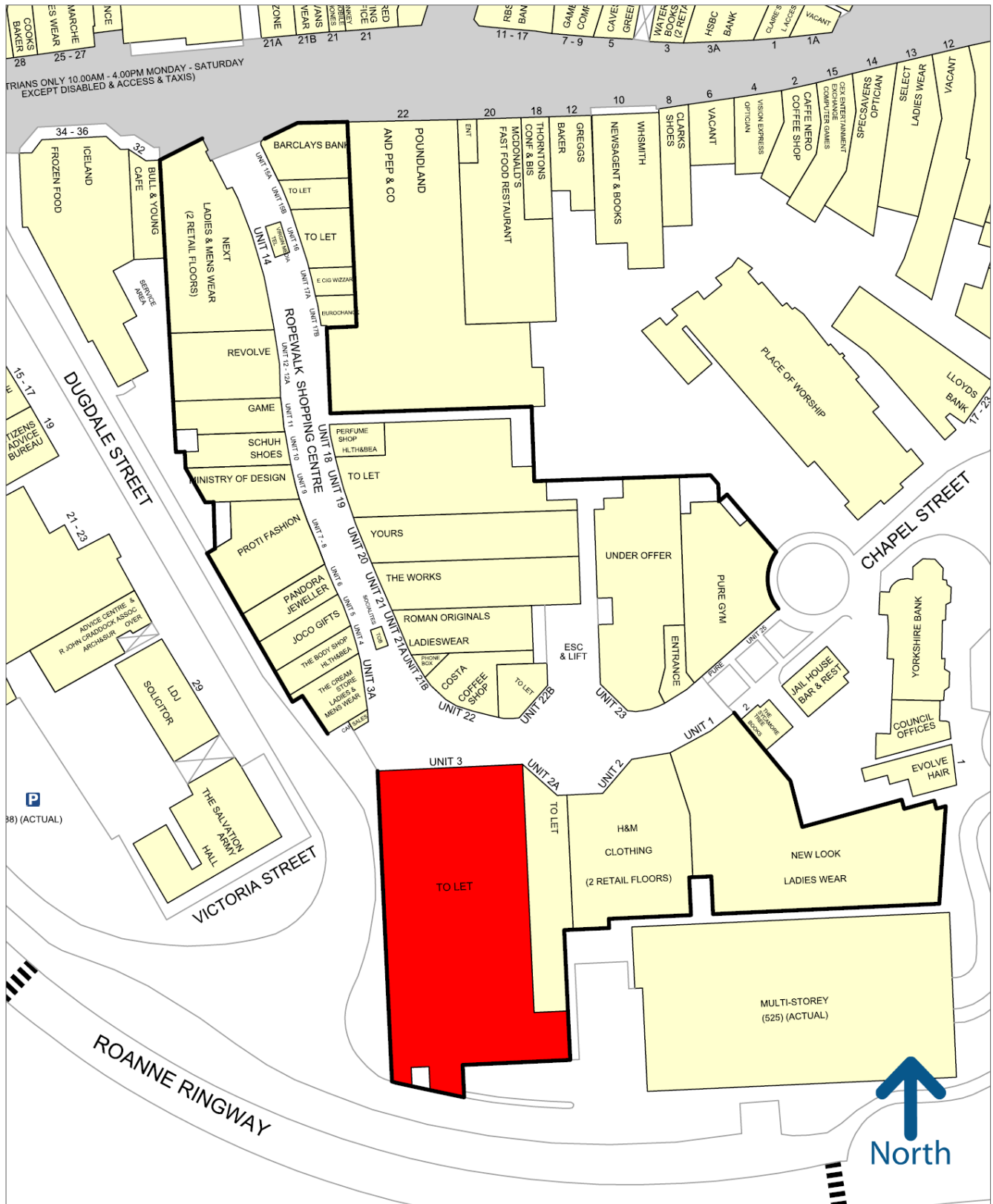
Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Direct Dial: 0121 212 7802
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Nick De Pons
BWD
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Date prepared: March 2021. Transactions are stated exclusive of VAT,
Subject to Contract



50 metres

Experian Goad Plan Created: 12/03/2021
Created By: RHT



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