



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## SHOP UNIT TO LET

**UNIT 3A 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

<b>Ground Floor Sales</b>	<b>1,161 sqft</b>	<b>107.8 sqm</b>
<b>First Floor</b>	<b>108 sqft</b>	<b>10.03 sqm</b>

### Rent

£27,500

### Service Charge

£6,698.76 for the year 2022/2023

### Insurance

£505 for the year 2022/2023

### Rating Assessment

Rateable Value - £34,000

Rates Payable – £17,408

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 joint agents:

Ian Hughes  
Rowley Hughes Thompson  
Mobile: 07795 147434  
Email: [ianh@rhretail.co.uk](mailto:ianh@rhretail.co.uk)

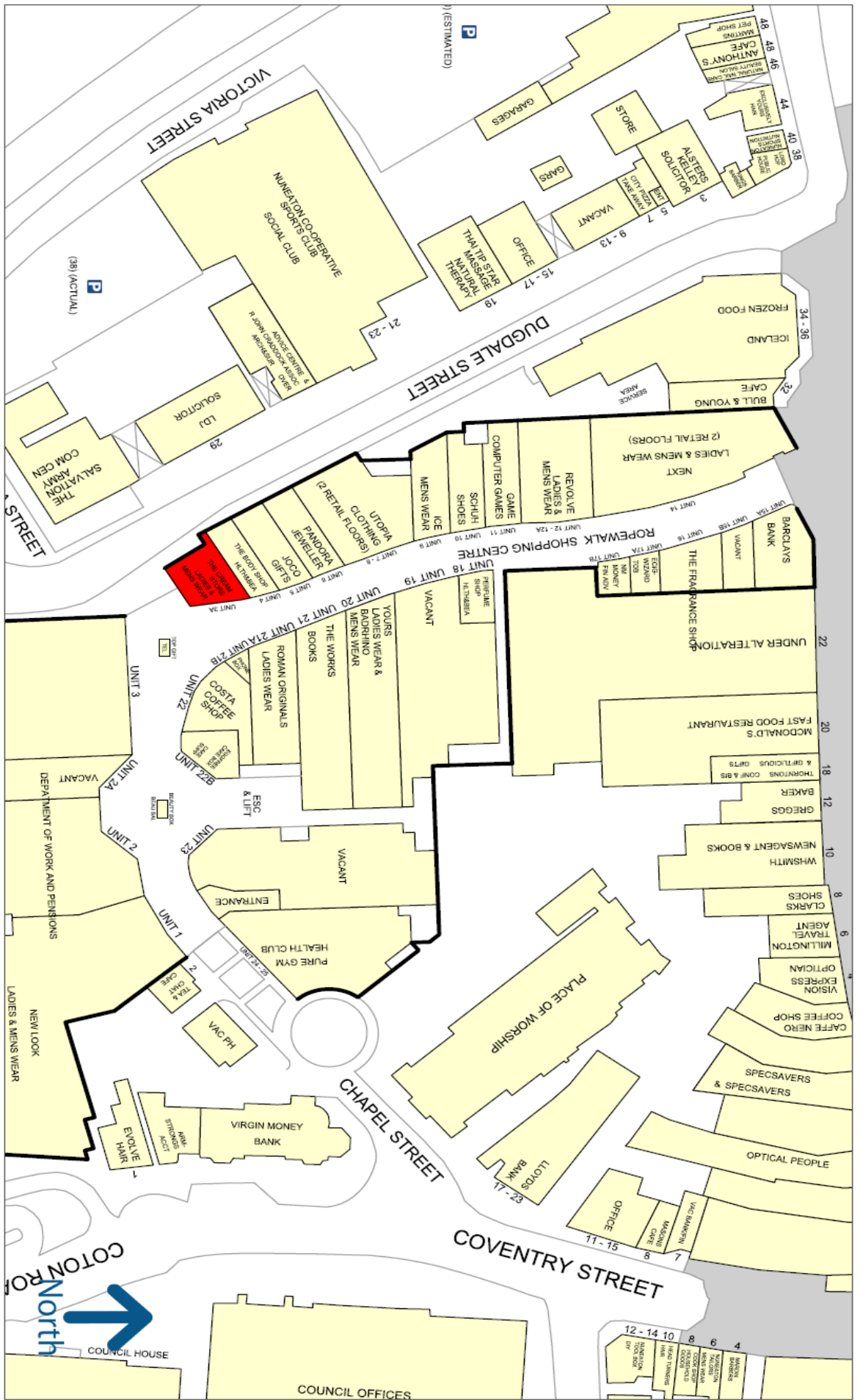
Nick De Pons  
BWD  
Mobile: 07767 768423  
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Date prepared: January 2022. Transactions are stated exclusive of VAT,  
Subject to Contract



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50 metres



Experian Goad Plan Created: 18/01/2022  
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