

RETAIL NUNEATON

Unit 15A, Ropewalk Shopping Centre



SHOP TO LET

LOCATION

Ropewalk Shopping Centre is Nuneaton's principle retail destination benefiting from over 37 shops and restaurants. It is anchored by **H&M, TK Maxx, Next, New Look** and **TJ Hughes** with national retailers including **Topshop, River Island, The Body Shop, Costa** and **Pandora**.

SITUATION

Unit 15A is situated in a prominent location opposite **Next**. Nearby retailers include **Blue Inc, Carphone Warehouse, Ernest Jones** and **99p Stores**.

LEASE

The property is available by way of a new full repairing and insuring lease.

RENT

£50,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	1,706 sq ft	158.5 sq m
First Floor	1,694 sq ft	157.4 sq m
Internal Width	43 ft 3 ins	13.21 m
Internal Depth	34 ft 6 ins	10.56 m
Frontage	62 ft 9 ins	19.2 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£55,000
Rates Payable (2018/19)	£27,115
Service Charge (2018/19)	£14,660

VIEWING

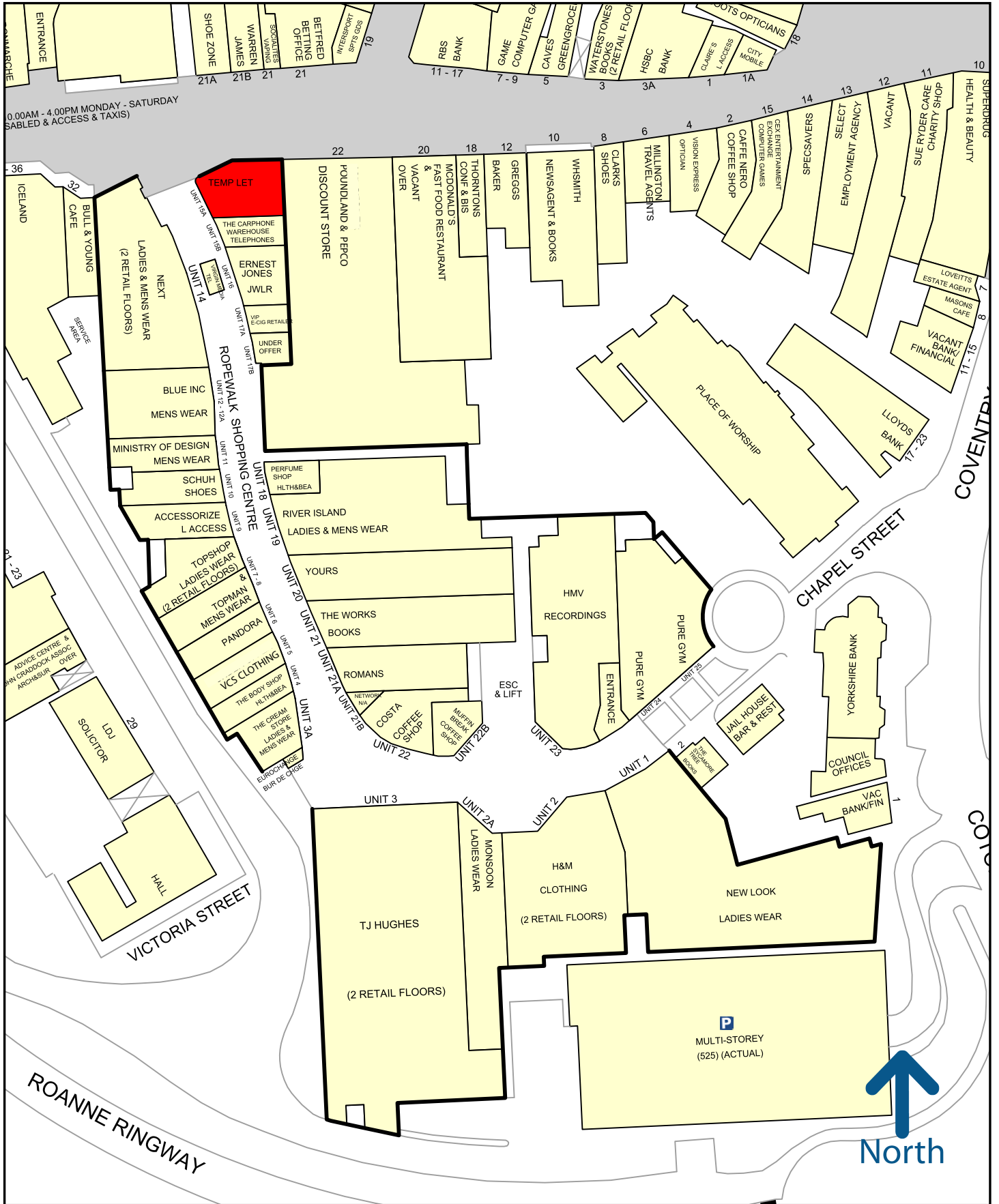
For further information or to arrange a viewing, please contact:

BWD

Nick De-Pons/Alexandria Carr
0121 262 6542/0121 262 6545
ndepons@bwdretail.co.uk
acarr@bwdretail.co.uk

Rowley Hughes Thompson

Ian Hughes/David Thompson
Tel: 0121 212 7800



Experian Goad Plan Created: 15/11/2017
Created By: Bidwell Webber De Pons Ltd

Goad Digital Plans are for identification only and not to be scaled as a working drawing. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. This product includes mapping data licensed from Ordnance Survey, © Crown copyright 2003 Licence number PU100017316 Misrepresentation Act - The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property.