

RETAIL NUNEATON

Unit 2A, Ropewalk Shopping Centre



LOCATION

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

SITUATION

Unit 2A is situated between two of the centre's anchor stores, **H&M** and **TJ Hughes**, and is also in close proximity to **Costa Coffee**, **Pandora** and **The Body Shop**.

LEASE AND LEGALS

The property is available by way of a new full repairing and insuring lease. Each party to be responsible for their own legal costs.

RENT

£47,500 pax

ACCOMMODATION

Ground Floor	3,449 sq ft	320.4 sq m
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BUSINESS RATES & SERVICE CHARGE

Rateable Value	£39,500
Rates Payable (2019/20)	£19,394.50
Service Charge (2019/20)	£16,311

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

EPC

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

VIEWING

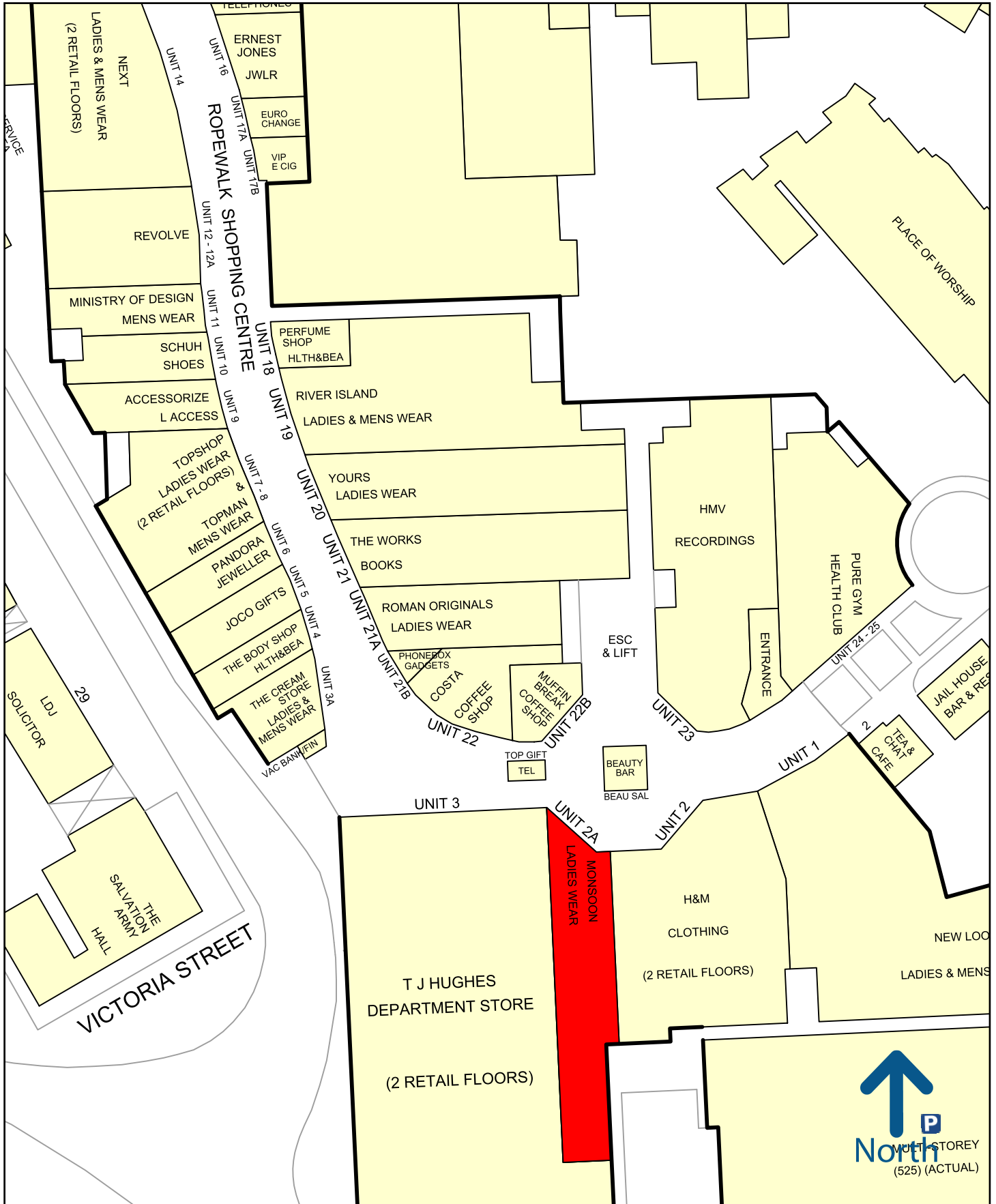
For further information or to arrange a viewing, please contact:

BWD

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35 metres

Experian Goad Plan Created: 30/10/2019
Created By: Bidwell Webber De Pons Ltd



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