

RETAIL NUNEATON

Unit 11, Ropewalk Shopping Centre



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 **BHS** with national retailers including **Topshop**, **River Island**, **The Body Shop**, **Costa** and **Pandora**.

SITUATION

Unit 11 is situated in a prominent location adjacent to **Schuh**. Nearby retailers include **Accessorize**, **Blue Inc**, **Topshop** and **River Island**.

LEASE

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

RENT

£45,000 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	1,331 sq ft	123.7 sq m
First Floor	1,402 sq ft	129.8 sq m
Internal Width	21 ft 2 ins	6.47 m
Internal Depth	41 ft 7 ins	12.72 m
Frontage	19 ft 6 ins	6 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£43,750
Rates Payable (2016/17)	£21,743
Service Charge (2015/16)	£12,642

VIEWING

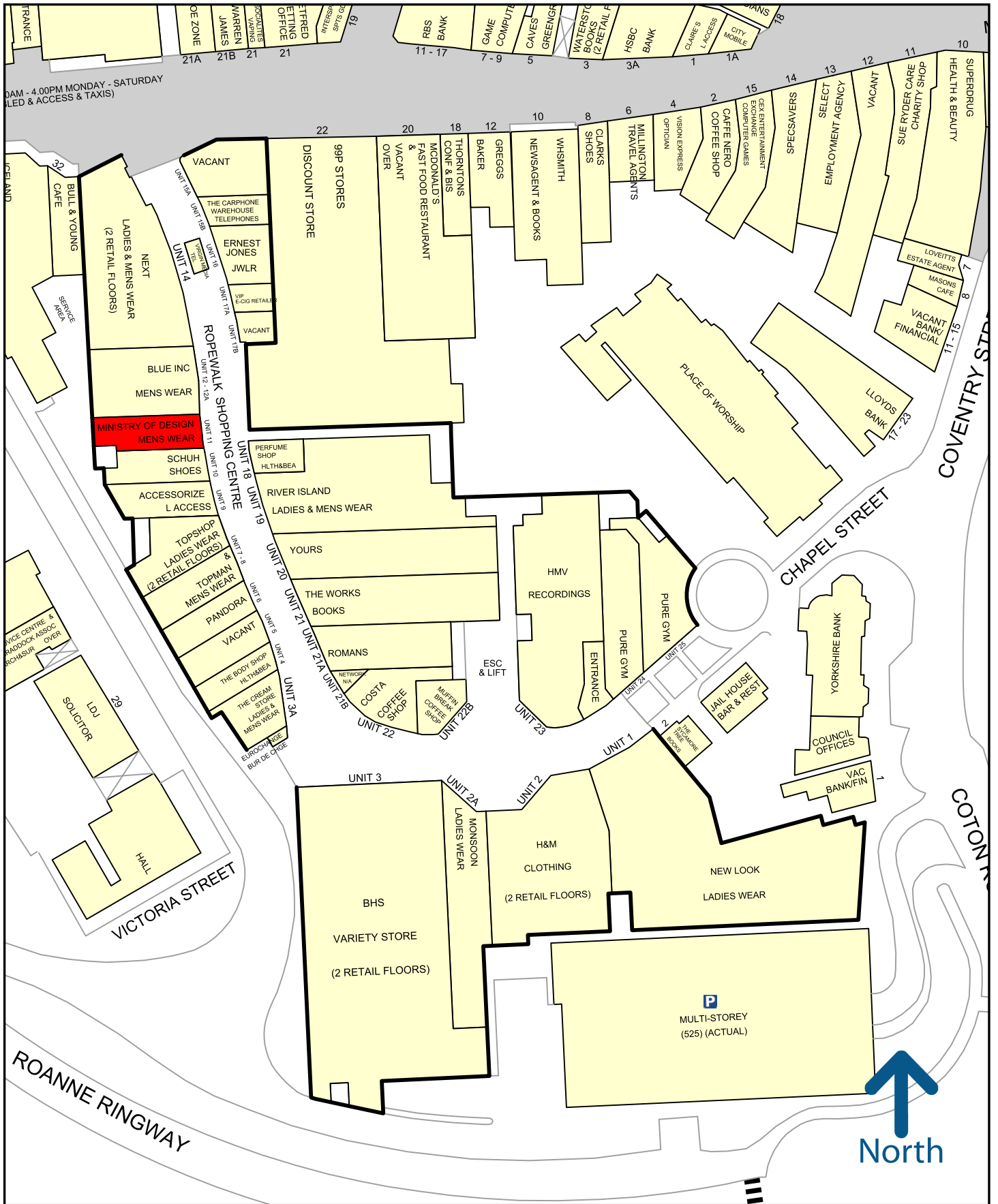
For further information or to arrange a viewing, please contact:

BWD

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50 metres

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