

# 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

£80,000 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	£55,500
Rates Payable (2017/18)	£26,345
Service Charge (2016/17)	£16,514

## VIEWING

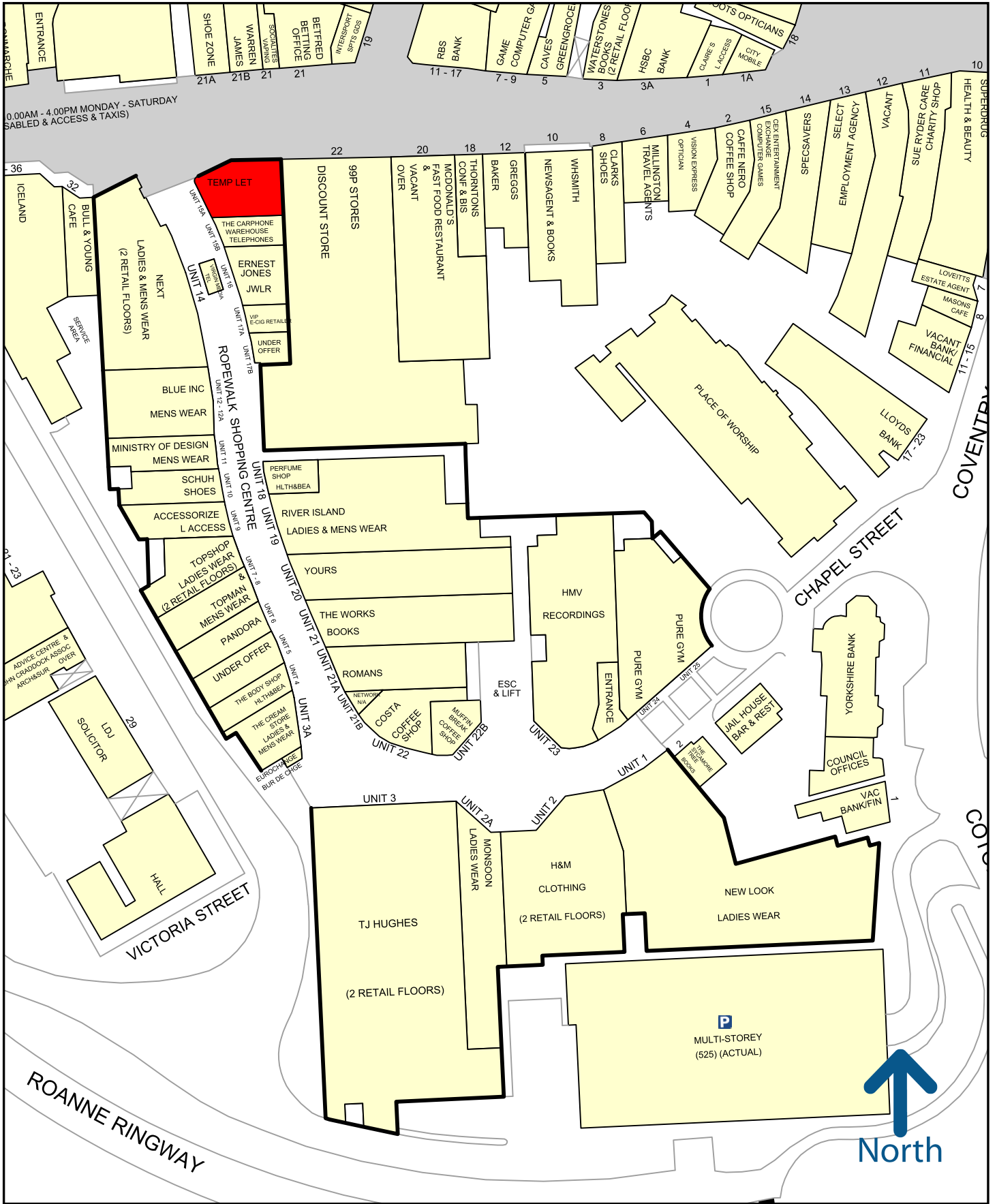
For further information or to arrange a viewing, please contact:

## BWD

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50 metres

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

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