# RETAIL NUNEATON

Unit 2C, 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**, **New Look** with national retailers including **Topshop**, **River Island**, **The Body Shop**, **Costa** and **Pandora**.

# **SITUATION**

Unit 2C is situated on the upper floor adjacent to the only entrance to the car park, being in close proximity to **TK Maxx**, **Supercuts** and **Subway** amongst others.

#### **LEASE**

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

#### **RENT**

£62,500 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	2,127 sq ft	197.6 sq m
Internal Width	54 ft 3 ins	16.58 m
Internal depth	43 ft 8 ins	13.36 m
Frontage	43 ft1 ins	13.16 m

BUSINESS RATES & SERVICE CHARGE		
Rateable Value	TBA	
Rates Payable (2017/18)	TBA	
Service Charge (2016/17)	£10,014	

#### **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

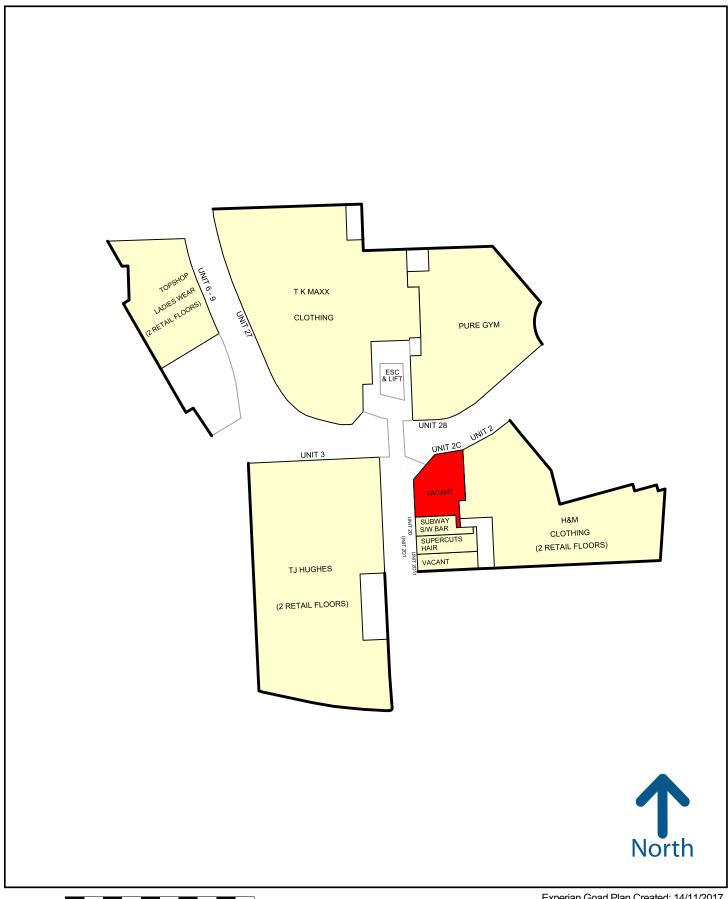
# **Rowley Hughes Thompson**

lan Hughes/David Thompson Tel: 0121 212 7800









50 metres

Experian Goad Plan Created: 14/11/2017 Created By: Bidwell Webber De Pons Ltd

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