

RETAIL NUNEATON

Unit 2C, 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 **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 ft 1 ins	13.16 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	TBA
Rates Payable (2017/18)	TBA
Service Charge (2016/17)	£10,014

VIEWING

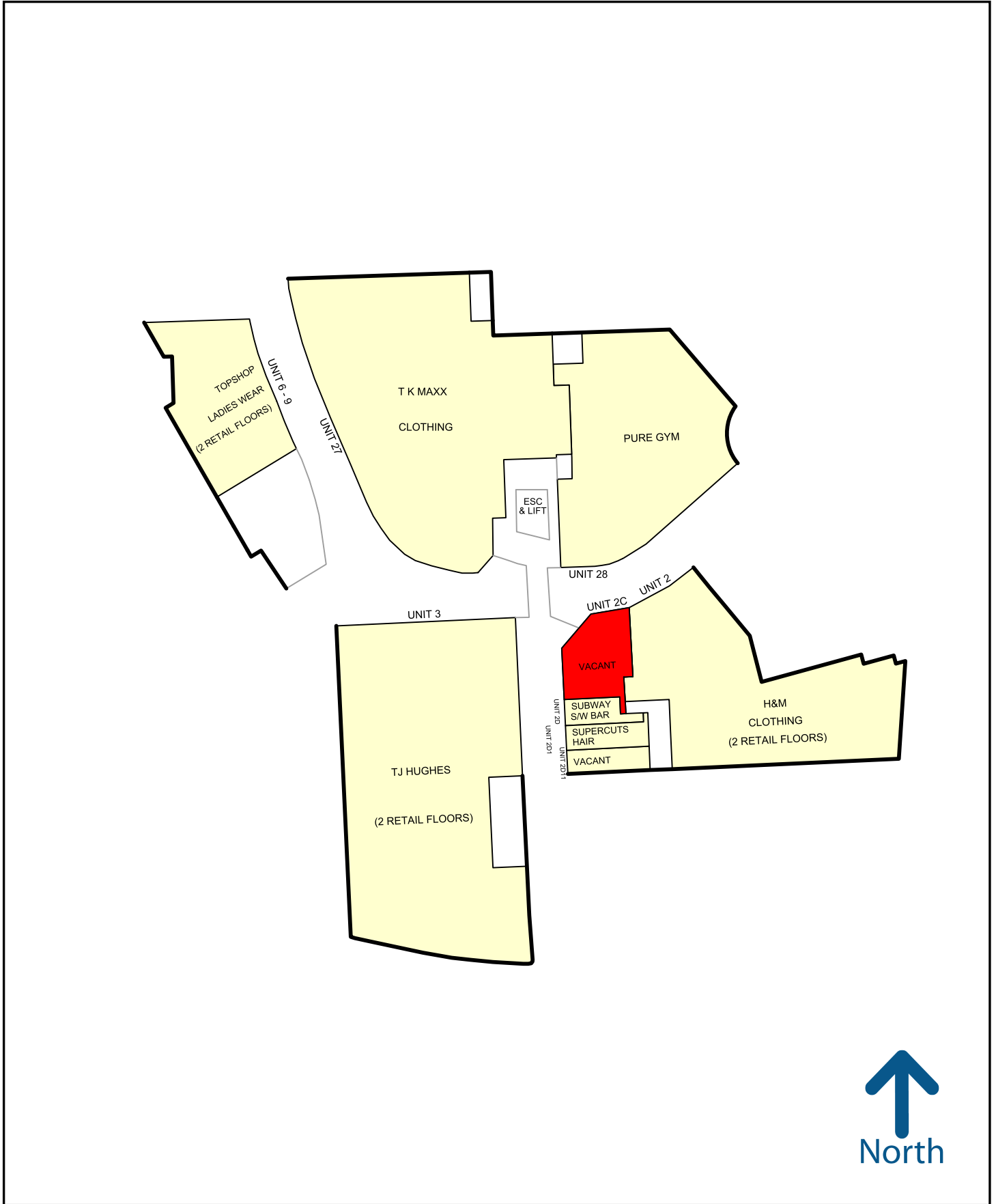
For further information or to arrange a viewing, please contact:

BWD

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

Rowley Hughes Thompson

Ian Hughes/David Thompson
Tel: 0121 212 7800



50 metres



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