

# RETAIL NUNEATON

Unit 5, 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 5 is situated in a prominent location adjacent to **Pandora**. Nearby retailers include **Accessorize, Schuh, Topshop** and **River Island**.

## LEASE

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

## RENT

£42,500 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	1,136 sq ft	105.5 sq m
First Floor	1,147 sq ft	106.5 sq m
Frontage	19 ft 6 ins	6 m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£24,750
Rates Payable (2017/18)	£11,855
Service Charge (2016/17)	£11,114

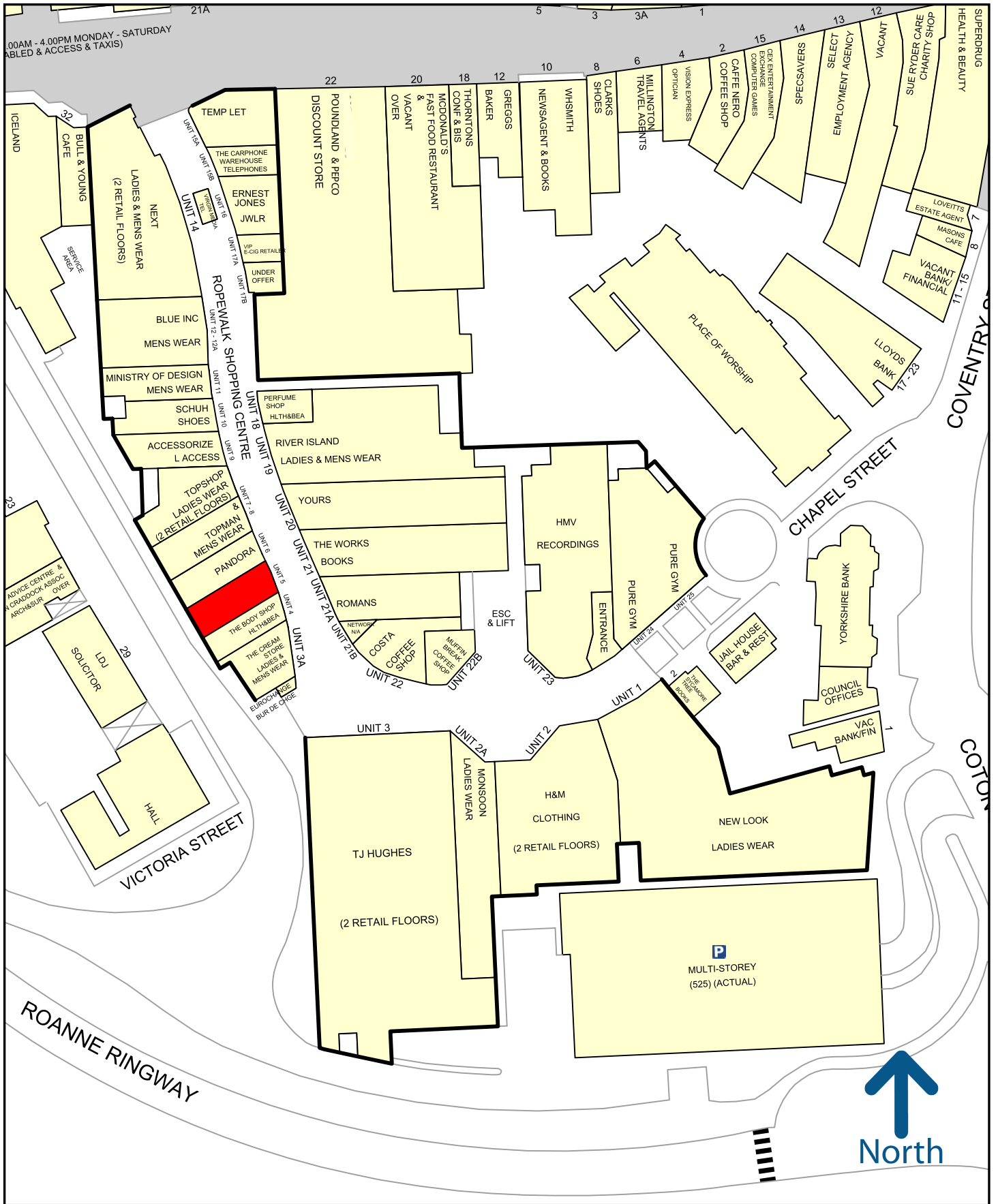
## VIEWING

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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