

# To Let



## Nuneaton

Unit 2A, Ropewalk Shopping Centre

3,161 sq ft (293.67 sq m)

Rent on Application

## Location & Description:

- Ropewalk Shopping Centre provides the prime retail pitch in Nuneaton, a market town located 10 miles north of Coventry and 20 miles east of Birmingham.
- The modern covered scheme is situated in the heart of the town centre providing over 205,000 sqft of retail and leisure accommodation with over 35 retail stores, catering units and a gym.
- 3.4M pa footfall
- Tenants include TK Maxx, Pandora, HMV, The Works, Costa, New Look, The Fragrance Shop, Yours, One Beyond, The Perfume Shop, Iceland and Pure Gym.

### Demise:

Ground Floor 3161 sq ft (293.67 sq m)

### Rent:

Available upon request.

### Lease:

A new full repairing and insuring lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current period stands at approximately £10,892 pa.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £31,000.

### Date Prepared:

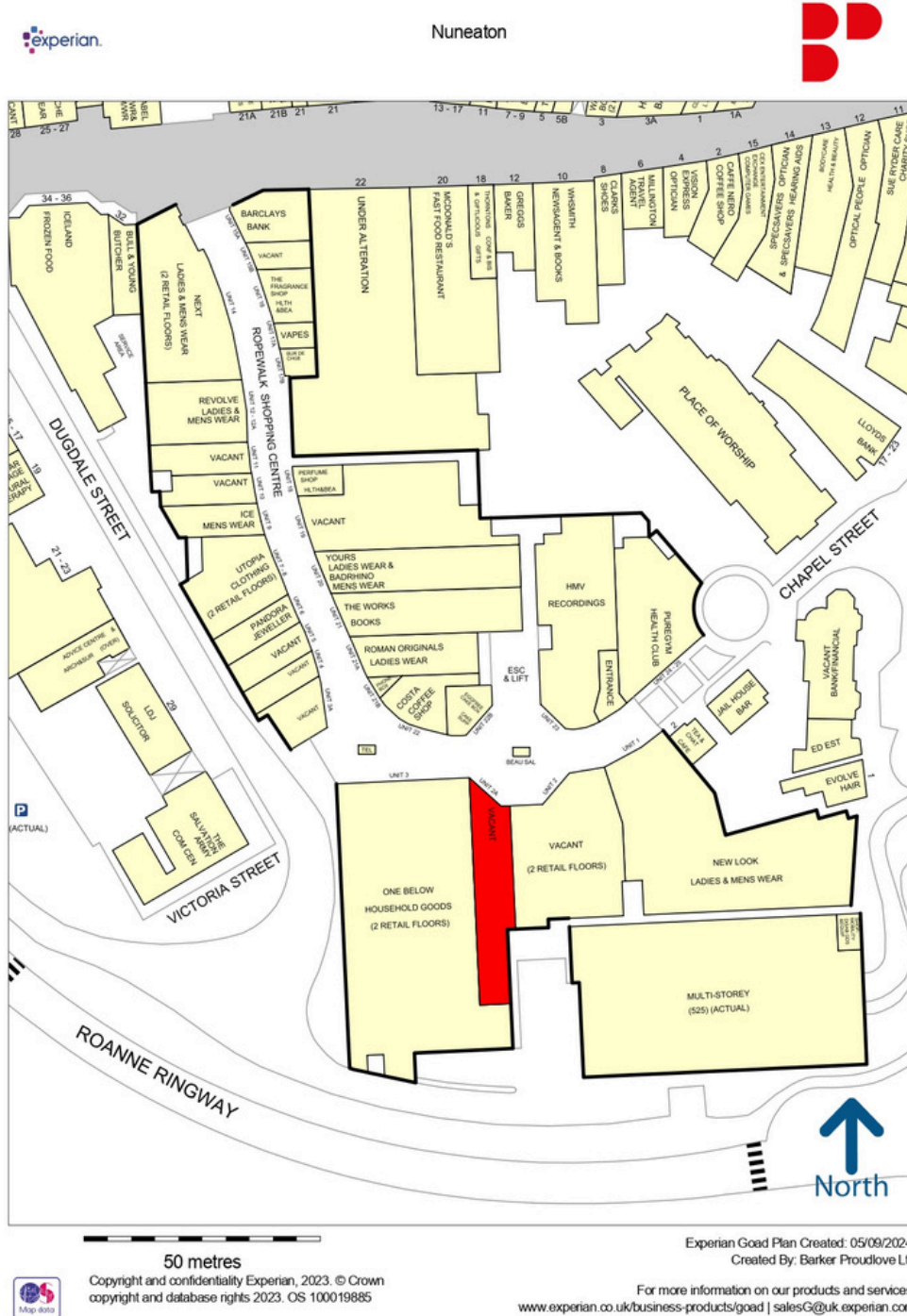
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### Contact Us:

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