

To Let



Nuneaton

Unit 3A, Ropewalk Shopping Centre

Ground Floor: 1,204 sq ft (111.85 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 and Pure Gym.

Demise:

Ground Floor 1,204 sq ft (111.85 sq m)

First Floor 879 sq ft (81.66 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 £7,151.14 pa.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £31,750.

Date Prepared:

September 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Steve Henderson

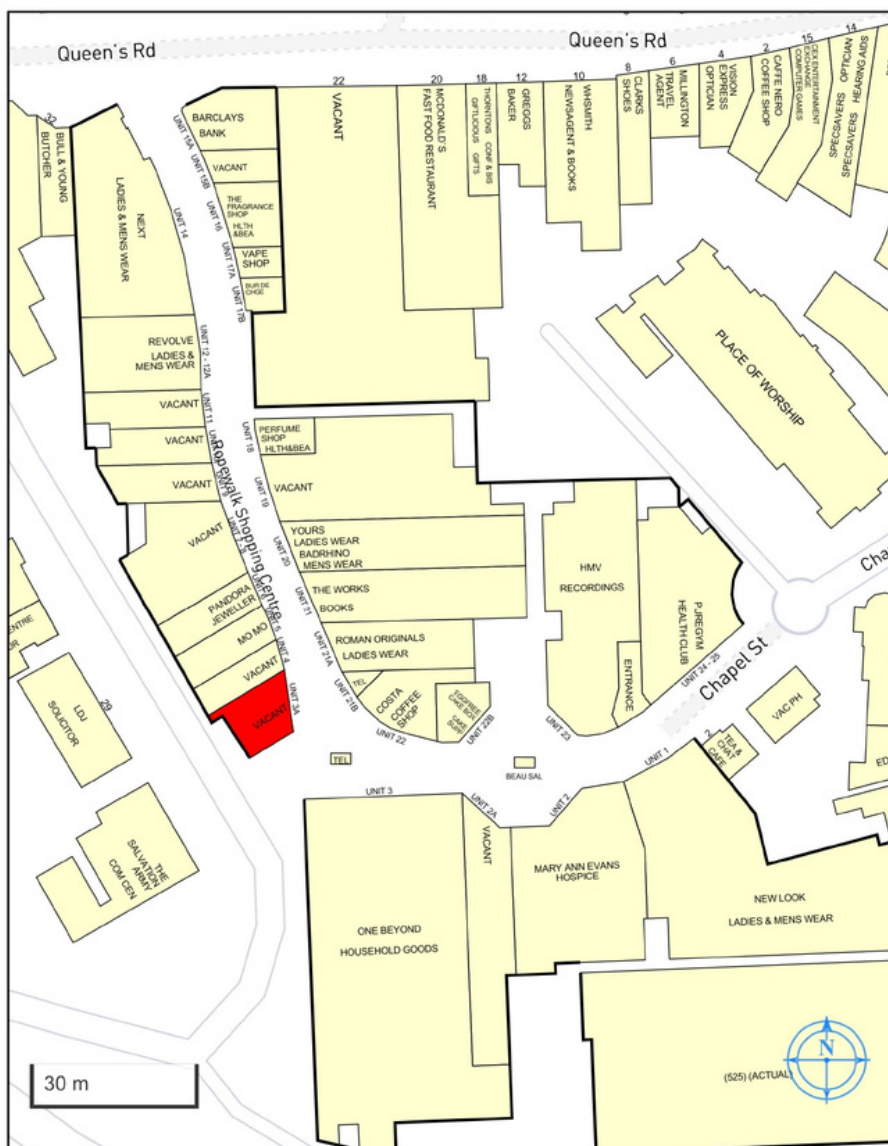
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Nuneaton (Unit 3A Ropewalk Goad)

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