



Unit 7, The Swan Centre

Chapel Street, Rugby, CV21 3EB

Retail Unit

1,586.27 sq ft

(147.37 sq m)

- Ground and first floor opportunity in central Swan Centre position
- In close proximity to retailers including Costa, Asda, Bewitched Coffee and The Entertainer
- Class E use
- Positioned on key route through to The Rugby Centre, home to Boots, Wilko, Vision Express and Superdrug

Summary

Available Size	1,586.27 sq ft
Rent	£29,500 per annum
Rateable Value	£19,500
BER Rating	D (98)

Description

The property is a well presented retail unit arranged on ground and first floors.

Location

Located at the heart of Rugby Town Centre, The Swan Centre is anchored by an Asda supermarket and is adjacent to the prime Rugby Central Shopping Centre. To the south of the scheme is the World of Rugby Hall of Fame Exhibition and Museum. The unit benefits from 139 car parking spaces adjacent, and 290 car spaces in the undercroft beneath the supermarket.

The unit sits opposite to Costa and is in close proximity to Boots, Bewicked, Anytime Fitness and The Entertainer.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	982.09	91.24	Available
1st	606.76	56.37	Available
Total	1,588.85	147.61	

Tenure

Available on a lease for a term of years to be agreed

Planning

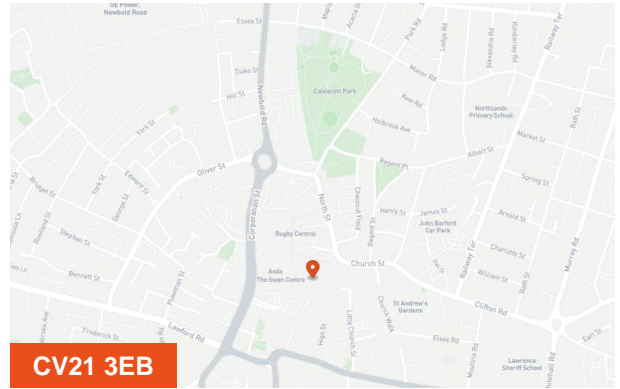
The property is currently used as a betting shop but the landlord will consider any other Class E use (subject to planning consent).

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



CV21 3EB

Viewing & Further Information

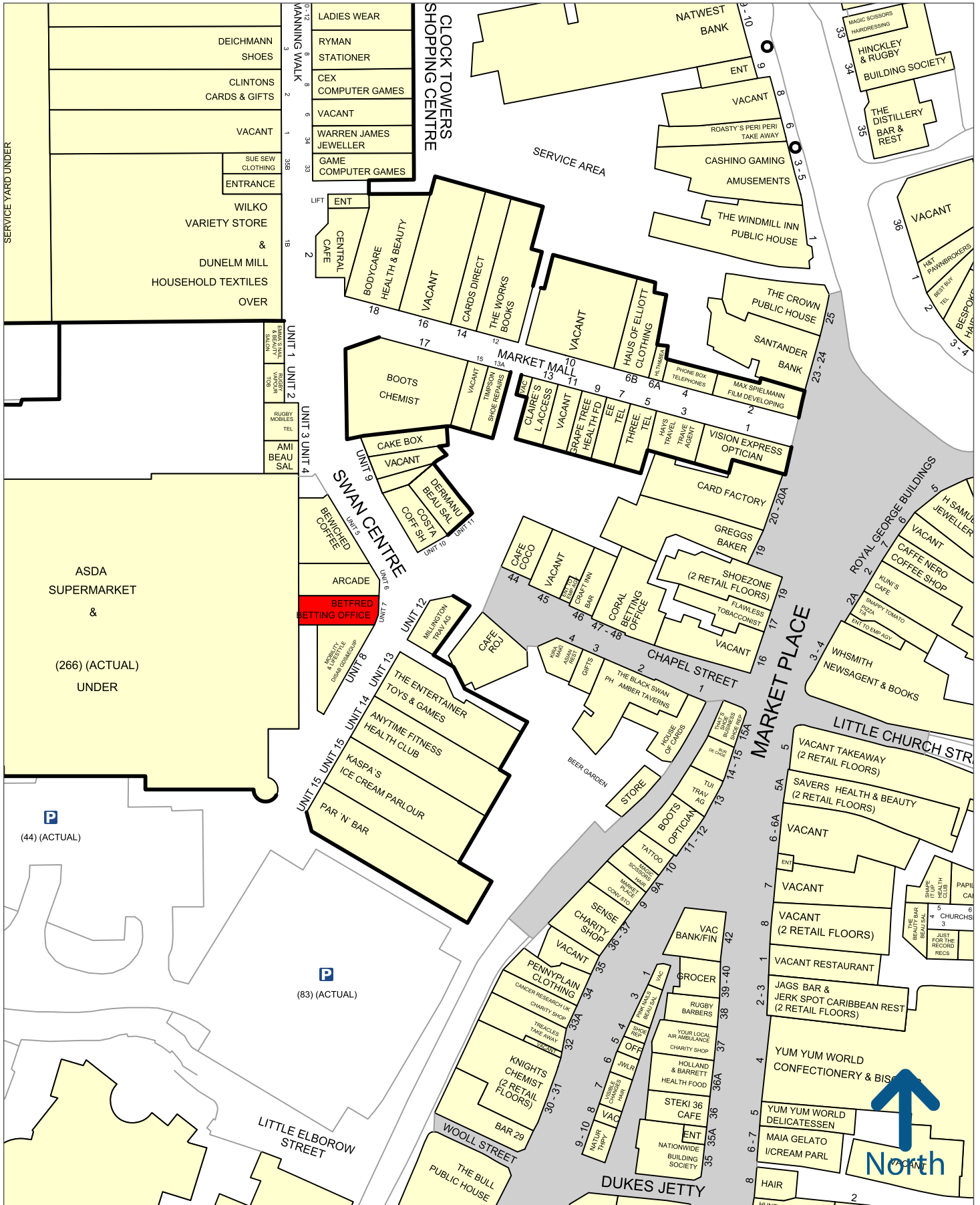
James Woodard

0117 946 4502 | 07753 302236

james.woodard@htc.uk.com

David Walton (Harris Lamb)

0121 213 6030 | 07842 438997



50 metres

Experian Goad Plan Created: 25/07/2022
Created By: Hartnell Taylor Cook LLP



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011