



Unit 9C

The Swan Centre, Chapel Street, Rugby, CV21 3EB

First Floor Retail Space

1,341 sq ft
(124.58 sq m)

- Partially fitted first floor tanning salon.
- Suit other uses such as hair, beauty, tattooing, clinic etc.
- Central position in Swan Centre adjacent to Rugby's main 429 space car park.
- In close proximity to retailers including Costa, Boots, Bewitched, ASDA.

Summary

Available Size	1,341 sq ft
Rent	£19,000 - £19,500 per annum
Business Rates	On application.
EPC Rating	B (50)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Retail	1,341	124.58

Description

The property is a fitted, first floor unit with large window to the front providing excellent natural light.

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 parking spaces in the undercroft beneath the supermarket.

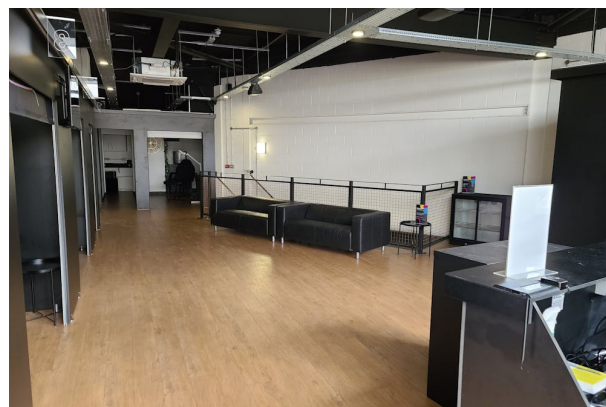
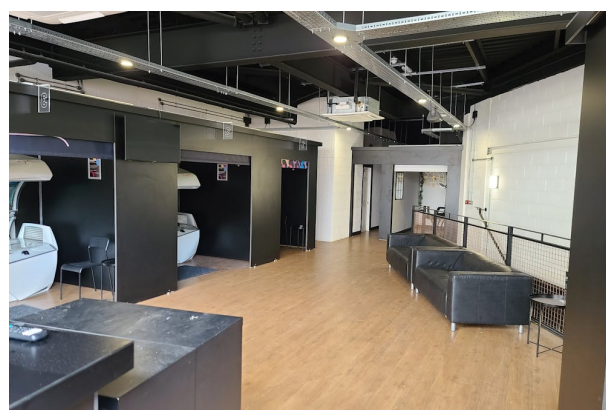
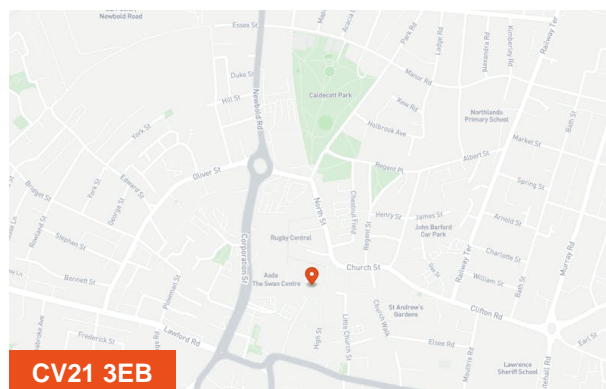
The entrance to the unit sits between Costa and Bubble Tea shop and is in close proximity to Anytime Fitness, Bewitched Coffee, Millingtons Travel and Boots.

Tenure

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

Legal Costs

Each party to be responsible for their own costs incurred.



Viewing & Further Information

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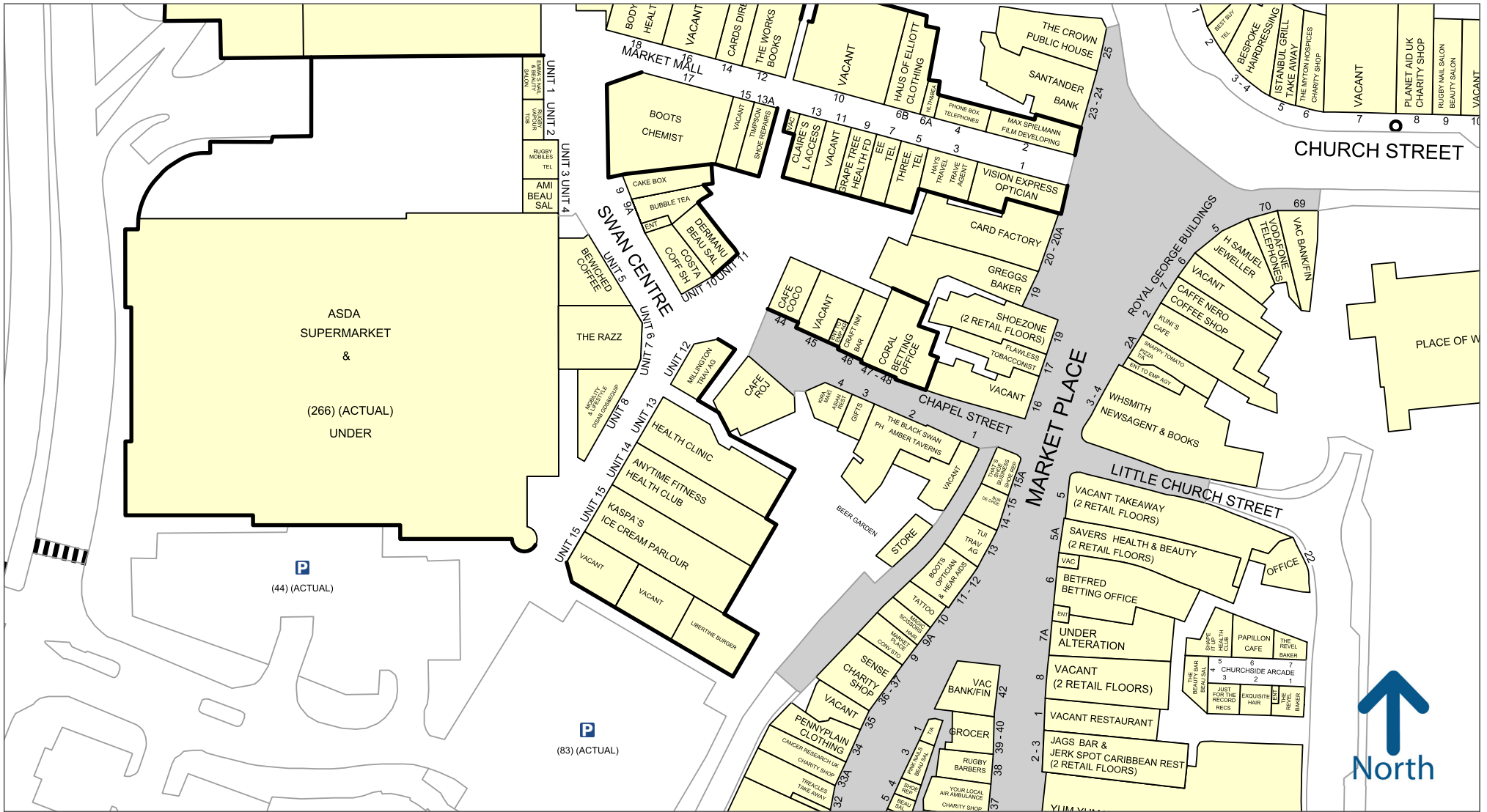
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50 metres

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Created By: Hartnell Taylor Cook LLP

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