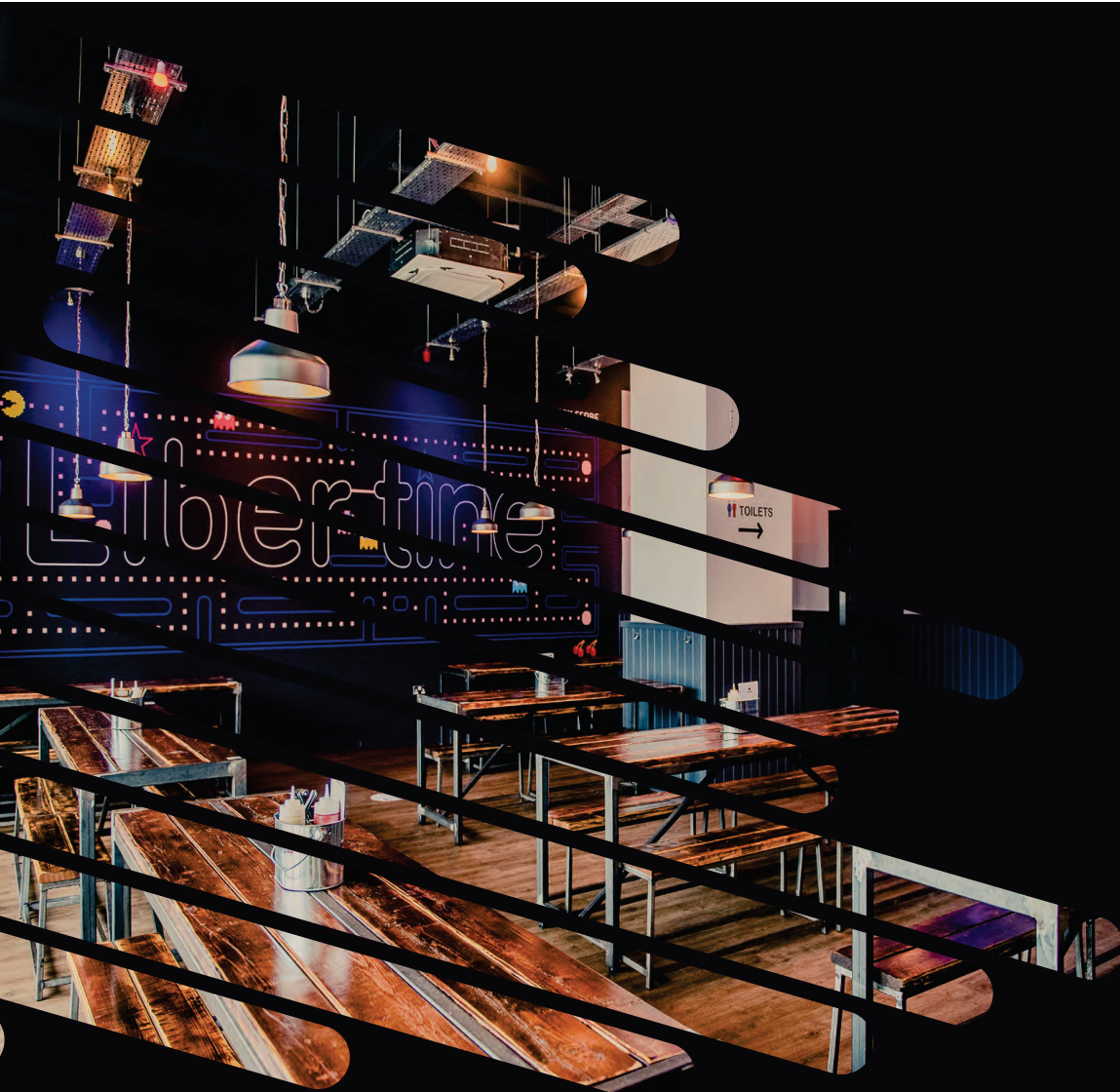


RETAIL, RESTAURANT AND LEISURE UNITS AVAILABLE WITH FLEXIBLE CONFIGURATIONS



# CHAPEL STREET

**RUGBY** | CV21 3EB

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PROMINENT  
OPPORTUNITY

**AT THE HEART OF RUGBY  
TOWN CENTRE**





## DESCRIPTION

Chapel Street forms part of the adjoining Swan Centre, enjoying prominence to the Rugby Hall of Fame Exhibition and Museum directly opposite, as well as being one of the first buildings seen on arrival in the town. Immediately adjacent is Kaspas Desserts, and Anytime Fitness which has over 1,000 members. Award winning burger restaurant Libertine have now been trading for five years, pinning down the leisure offer within the scheme.

First floor's in particular enjoy sightlines across the town, out toward the school and the

countryside beyond. This is enhanced by fully opening windows and south facing external balcony trading areas.

The first floor in particular would suit a range of uses such as restaurant, bar, clinic, creche, with the landlord happy to create a unique access at ground floor level.

The property is of modern construction with a steel portal frame and powder coated aluminum shop fronts and further benefits from a large service yard for all tenants.

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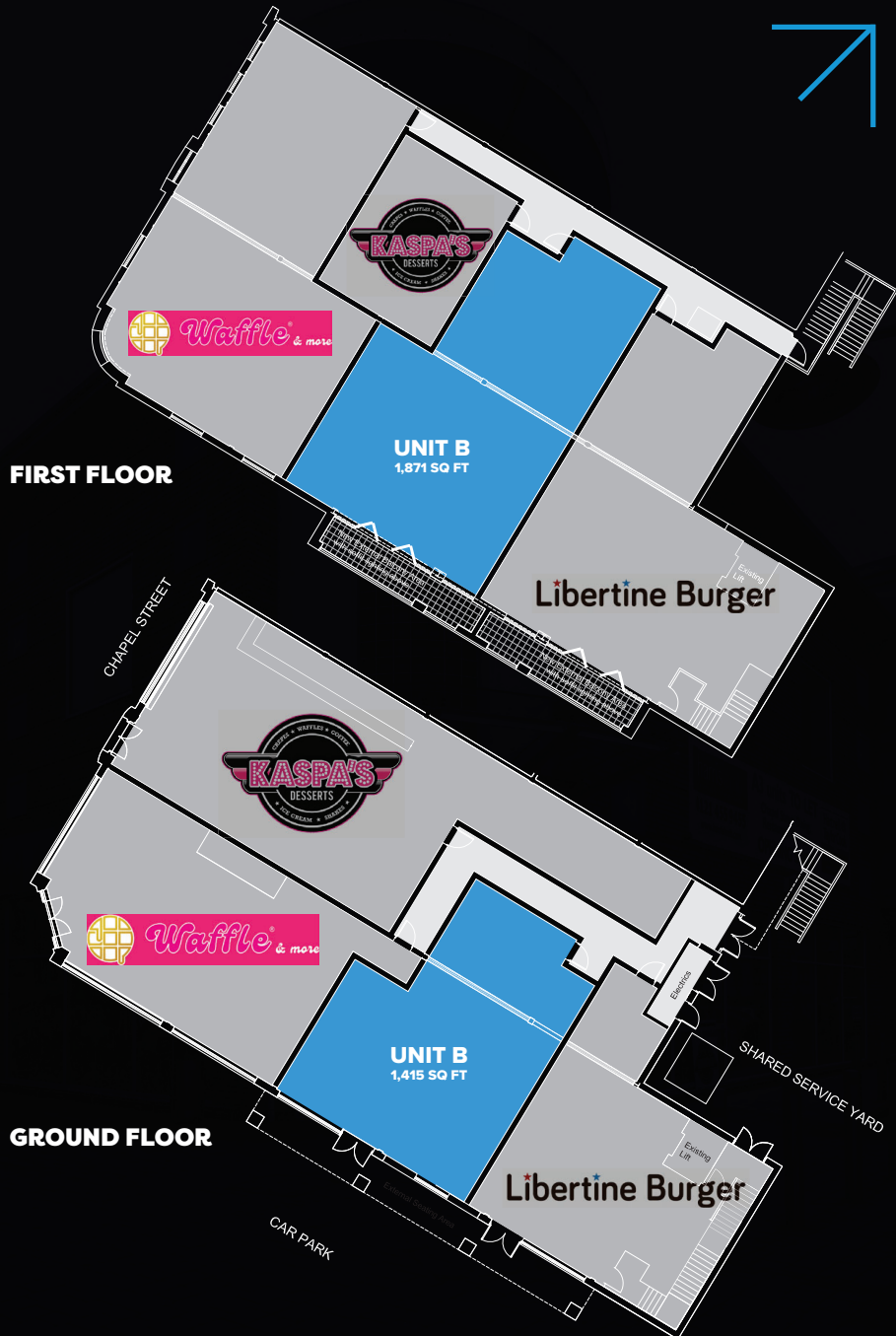


# ACCOMMODATION

## UNIT B

|              |                    |                    |
|--------------|--------------------|--------------------|
| GROUND FLOOR | 1,415 SQ FT        | 131.46 SQ M        |
| FIRST FLOOR  | 1,871 SQ FT        | 173.82 SQ M        |
| <b>TOTAL</b> | <b>3,286 SQ FT</b> | <b>305.28 SQ M</b> |

|                 |   |
|-----------------|---|
| UNIT A - LET TO |    |
| UNIT C - LET TO | <b>Libertine Burger</b>   |
| UNIT D - LET TO |  |



**FIRST FLOOR**

**GROUND FLOOR**



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### TENURE

The unit is available to let on a new lease.

### PLANNING

The units benefit from Class E planning consent with other uses also possible subject to further application. The size and layout of the unit is flexible to meet occupier demand.

### RENT

On application.

### SERVICES

All mains services are connected or can be made available to the units.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

### VAT

All prices quoted are exclusive of VAT, which applies to this property.

### VIEWING

Strictly through the joint agents:

DOUG TWEEDIE



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