



Unit 8a and 8b, The Swan Centre

Chapel Street, Rugby, CV21 3EB

**Triple fronted ground & first
floor shop or restaurant
opportunity**

2,629 sq ft
(244.24 sq m)

- In close proximity to Costa, Asda, Bewicked Coffee & Libertine Burger
- Class E use
- Extract route in place and food uses encouraged
- Positioned between the town's main car park and Rugby Central
- Split possible

Summary

Available Size	2,629 sq ft
Rent	£36,000 per annum exclusive
Rates Payable	£12,421.50 per annum
Rateable Value	£22,750
Service Charge	Based off c. £3.00 psf
EPC 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 adjacent to Asda and is in close proximity to Libertine Burger, Costa, Waffle and More, and Bewicked Coffee.

Accommodation

The accommodation comprises the following areas, a split is possible:

Name	sq ft	sq m
Ground	1,299	120.68
1st	1,330	123.56
Total	2,629	244.24

Tenure

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

Planning

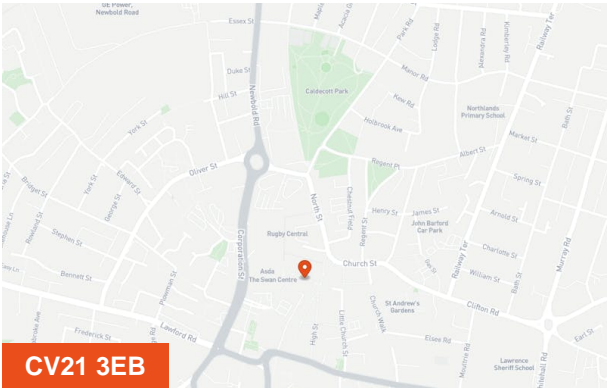
The property is currently used as a retail shop but the landlord will consider any other Class E use (subject to planning consent).

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.



Viewing & Further Information

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