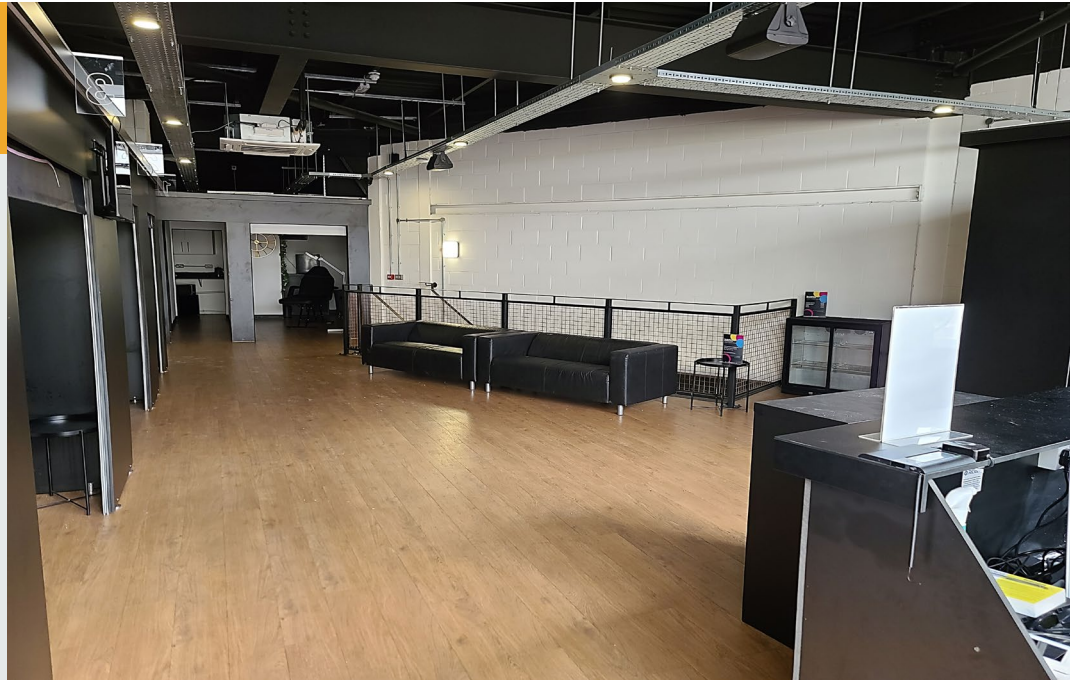


## Class E former Beauty Salon unit to let within a busy town centre retail/leisure pitch

124.58m<sup>2</sup>  
(1,341ft<sup>2</sup>)

- Central position in Swan Centre adjacent to Rugby's main 429 space car park
- Partially fitted first floor tanning salon
- Suit other uses such as hair, beauty, tattooing, clinic, etc.
- In close proximity to retailers including **Costa**, **Boots**, **Bewitched**, **ASDA**
- Quoting rent £19,500 per annum exclusive



TO LET



Location



Gallery



Contact

FHP are delighted to be retained on The Swan Centre, located in a heart of Rugby. Home to the game of rugby, the town centre provides an excellent mix of retail, leisure, education and arts with the Rugby School and the World of Rugby Hall of Fame Exhibition located close by.

## Location

Rugby is an attractive market town with its town centre supporting a population of 115,000 people. Being located within an hour of London, the town is known for its excellent road and rail connections with its growth continuing through significant new housing development.

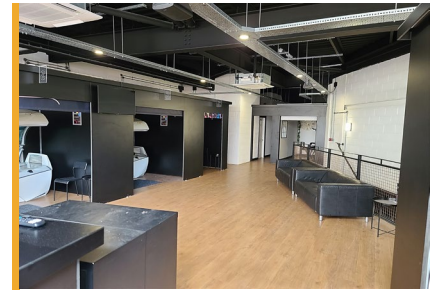
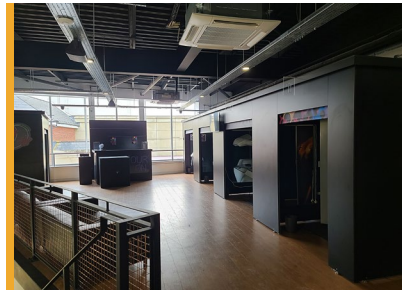
The Swan Centre is located in a heart of Rugby, sitting adjacent to the 70,000sq ft **Asda** superstore and the town centre's main 429 space car par. The Swan Centre provides a strong mix of national and independent occupiers with **Costa**, **Bewitched Coffee**, **Kaspa's**, **Millington Travel** and **Libertine Burger** represented. Other major occupiers represented in the town include **Loungers**, **Wilko**, **Poundland** and **Boots**.

## Description

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

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**.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
First Floor	124.58	1,341
<b>Total</b>	<b>124.58</b>	<b>1,341</b>

## Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

**£19,500 per annum exclusive**  
**(Nineteen Thousand Five Hundred Pounds)**

## VAT

The property is selected for the purposes of VAT and will be charged in addition to the rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



## Business Rates

We are verbally advised by Rugby Borough Council Business Rates Department that the property is assessed as a Beauty Salon with a Rateable Value of **£12,000**.

## EPC

B(50) - a copy of the certificate is available upon request.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Doug Tweedie**  
07887 787 892  
doug@fhp.co.uk

Or our joint agents –  
**Hartnell Taylor Cook – James Woodard**  
07753 302 236 or  
**Harris Lamb – David Walton**  
07842 438 997

**Fisher Hargreaves Proctor Ltd.**  
First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD  
[fhp.co.uk](http://fhp.co.uk)

08/08/2024



Please click here to read our "Property Misdescriptions Act". E&OE.