

## Prime F&B unit fronting main town centre car park and adjoining 70,000sq ft Asda superstore

112.97m<sup>2</sup>  
(1,216ft<sup>2</sup>)

- Attractive town centre location
- Busy commuter town
- 115,000 population
- Located adjacent to **Asda** and **Libertine Burger**
- Other occupiers represented include **Costa**, **Kaspa's** and **Millington Travel**
- 4.0m Floor to Ceiling Height
- Quoting rent £45,000 pax



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 unit comprises a ground floor trading space with loading via a dedicated service yard. Mains gas, electricity and water supplies are connected to the unit.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	112.97	1,216

(NB: The above floor areas have been scaled from drawings and are therefore approximate)

## 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:-

**£45,000 per annum exclusive**

**(Forty Five Thousand Pounds)**

## Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The current budget equates to £2.55psf.

## VAT

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



## Business Rates

We are verbally advised by Rugby Borough Council Business Rates Department that the property is assessed as follows:

**Rateable Value:**                      **To be reassessed**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## EPC

A copy of the certificate is available upon request.

## Legal Costs

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



## 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**  
01179 239 234 or  
**Harris Lamb**  
01214 559 455



**Fisher Hargreaves Proctor Ltd.**  
First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD  
**fhp.co.uk**  
10/02/2025