

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

Ground floor sales  
120.68m<sup>2</sup> (1,299ft<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 £36,000 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 park. 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>
Ground floor sales	120.68	1,299
First Floor	123.56	1,330
<b>Total</b>	<b>244.24</b>	<b>2,629</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:-

**£36,000 per annum exclusive  
(thirty six thousand pounds)**

## VAT

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

## Legal Costs

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

## Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The current service charge budget is £7,206.50.

## EPC

A copy of the certificate is available upon request.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (2023): £22,750

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Further Information

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

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