



Unit 9B

The Swan Centre, Chapel Street, Rugby, CV21 3EB

Ground Floor Retail Space

501 sq ft
(46.54 sq m)

- Partially fitted ground floor shop.
- Suit hair, sandwich, tattoo etc. uses.
- Central position in Swan Centre adjacent to Rugby's main 429 space car park.
- In close proximity to retailers including Costa, Boots, Bewitched, ASDA.

Summary

Available Size	501 sq ft
Rent	£19,500 per annum
Business Rates	On application.
EPC Rating	B (50)

Description

The property is a partially fitted, ground floor unit with large window to the front providing excellent natural light. It previously traded as a bubble tea and coffee shop.

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 parking spaces in the undercroft beneath the supermarket.

The entrance to the unit sits between Costa and Cake Box and is in close proximity to Asda, Bewitched Coffee, Millingtons Travel and Libertine Burger.

Accommodation

The accommodation comprises the following areas:

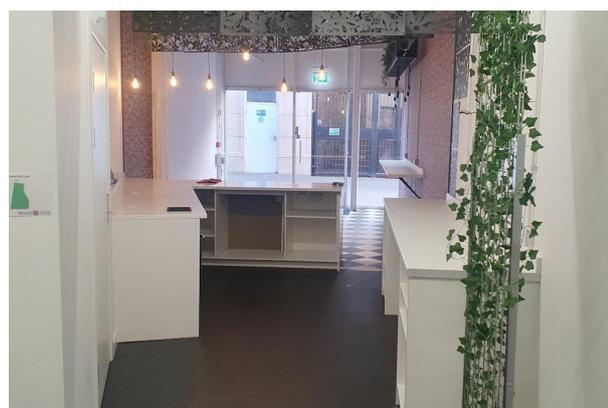
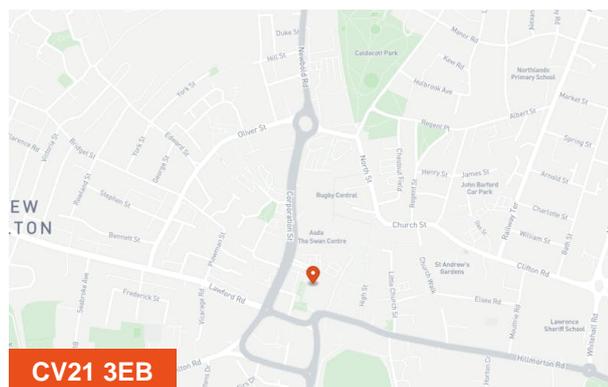
Name	sq ft	sq m	Availability
Ground	501	46.54	Available
Total	501	46.54	

Tenure

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

Legal Costs

Each party to be responsible for their own costs incurred.



Viewing & Further Information

James Woodard

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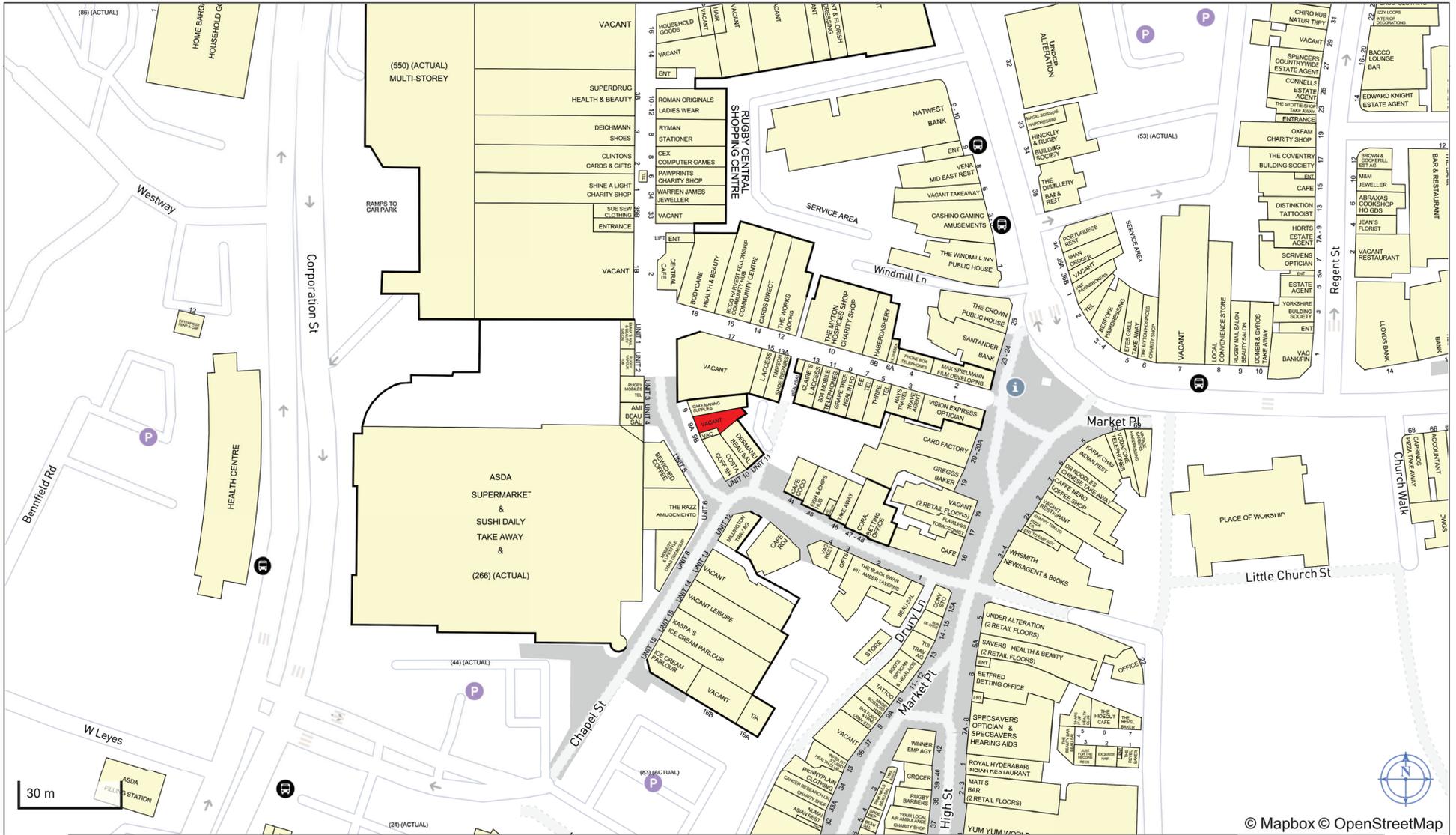
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