



Unit 5

The Swan Centre, Rugby, CV21 3EB

Prominent Unit To Let - Available due to Relocation

2,056 sq ft

(191.01 sq m)

- Available on a new lease
- Double fronted, partially fitted unit
- Busy location in Rugby town centre
- Surrounding occupiers include Asda, The Travel Place, Costa, Libertine Burger, Momo and Waffle and More
- All Class E uses considered

Summary

Available Size	2,056 sq ft
Rates Payable	£13,392 per annum
Rateable Value	£31,000
VAT	Not applicable
EPC Rating	C

Description

The property is arranged over ground and first floors, providing a well configured layout suitable for a range of Class E uses.

The property also benefits from the potential for outdoor seating,

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 unit is located nearby to a mix of national and local operators, including Asda, The Travel Place, Costa, Libertine Burger and Waffle and More.

Accommodation

The accommodation comprises the following areas:

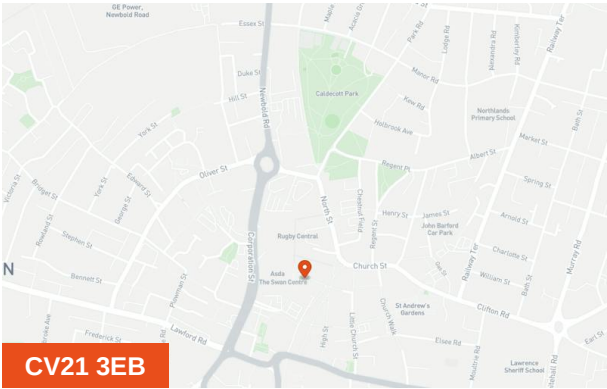
Name	sq ft	sq m	Availability
Ground - Sales	1,249	116.04	Available
1st - Sales	807	74.97	Available
Total	2,056	191.01	

Viewings

Strictly by prior appointment only

Legal Costs

Each party to bear their own legal costs incurred in the transaction



Viewing & Further Information

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