

TO LET

Rugby - Unit 5 The Swan Centre

RETAIL UNIT TO LET

A1 Use

Hartnell 
Taylor Cook
LLP

Retail

0117 923 9234



Location - CV21 3EB

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 sits opposite to **Costa** and is in close proximity to **Boots, Betfred, Anytime Fitness** and **The Entertainer**.

Description

The property is a well presented retail unit arranged on ground and first floors with the following approximate net internal floor areas:-

Accommodation

Ground floor sales	116 sq m	1,249 sq ft
First floor	75 sq m	807 sq ft
Total	191 sq m	2,056 sq ft

Energy Performance Certificate

The energy performance certificate provides a rating of 55 (C), a fully copy of which is available on request.

Tenure

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

Rent

£35,000 pa (thirty five thousand pounds) per annum, exclusive.

Rates

On application.

Legal Costs

Each party to be responsible for their own costs incurred.

Viewing

For further information or to arrange an inspection, please contact:

James Woodard

Direct Dial: 0117 946 4502

Mobile: 07753302236

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or

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SUBJECT TO CONTRACT

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