

TO LET

Unit 6, The Swan Centre, Chapel Street, Rugby, Warwickshire

Hartnell
TaylorCook



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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	89 sq m	959 sq ft
First floor	66 sq m	711 sq ft
Total	155 sq m	1670 sq ft

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate provides a rating of 52 (C), a full copy of which is available on request.

TENURE

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

RENT

£32,000 pa (thirty two thousand pounds) per annum exclusive.

RATES

On application.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

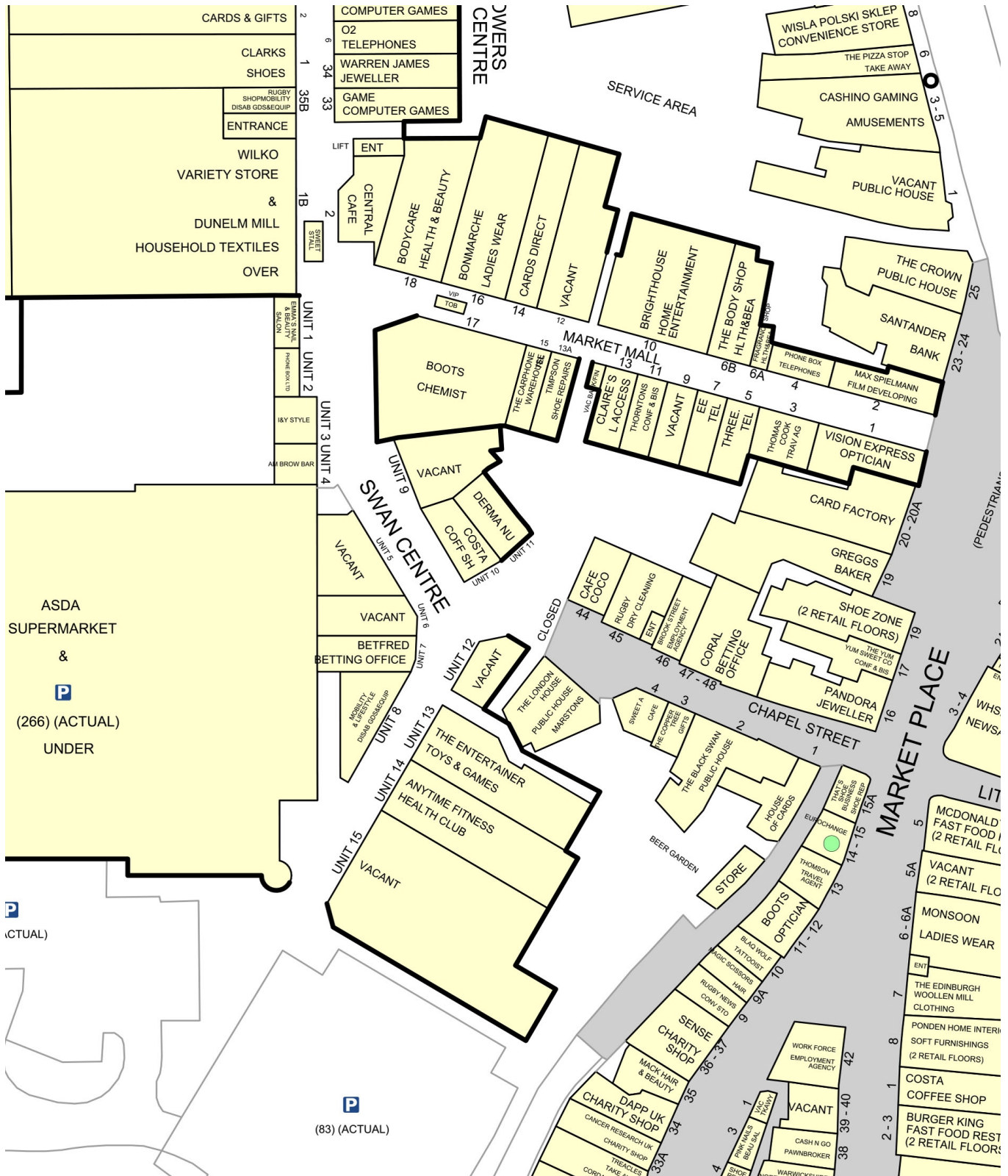
For further information or to arrange an inspection, please contact the above.

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