



## Unit 8a and 8b, The Swan Centre

Chapel Street, Rugby, CV21 3EB

### Triple fronted ground & first floor opportunity in central Swan Centre position

**2,629 sq ft**  
(244.24 sq m)

- In close proximity to Costa, Asda, Bewitched Coffee & Libertine Burger
- Class E use
- Extract route in place and food uses encouraged
- Positioned on key route to The Rugby Centre, home to Boots, Wilko, Vision Express & Superdrug

Summary

|                |                             |
|----------------|-----------------------------|
| Available Size | 2,629 sq ft                 |
| Rent           | £36,000 per annum exclusive |
| Rates Payable  | £12,421.50 per annum        |
| Rateable Value | £22,750                     |
| Service Charge | Based off c. £3.00 psf      |
| EPC Rating     | D (98)                      |

Description

The property is a well presented retail unit arranged on ground and first floors.

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 spaces in the undercroft beneath the supermarket.

The unit sits adjacent to Asda and is in close proximity to Libertine Burger, Costa, Waffle and More, and Bewicked Coffee.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 1,299 | 120.68 |
| 1st    | 1,330 | 123.56 |
| Total  | 2,629 | 244.24 |

Tenure

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

Planning

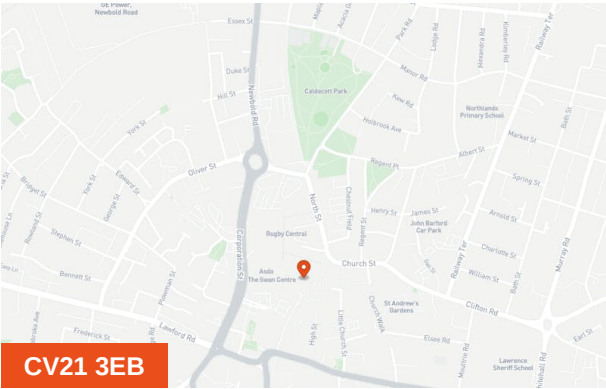
The property is currently used as a retail shop but the landlord will consider any other Class E use (subject to planning consent).

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information

James Woodard

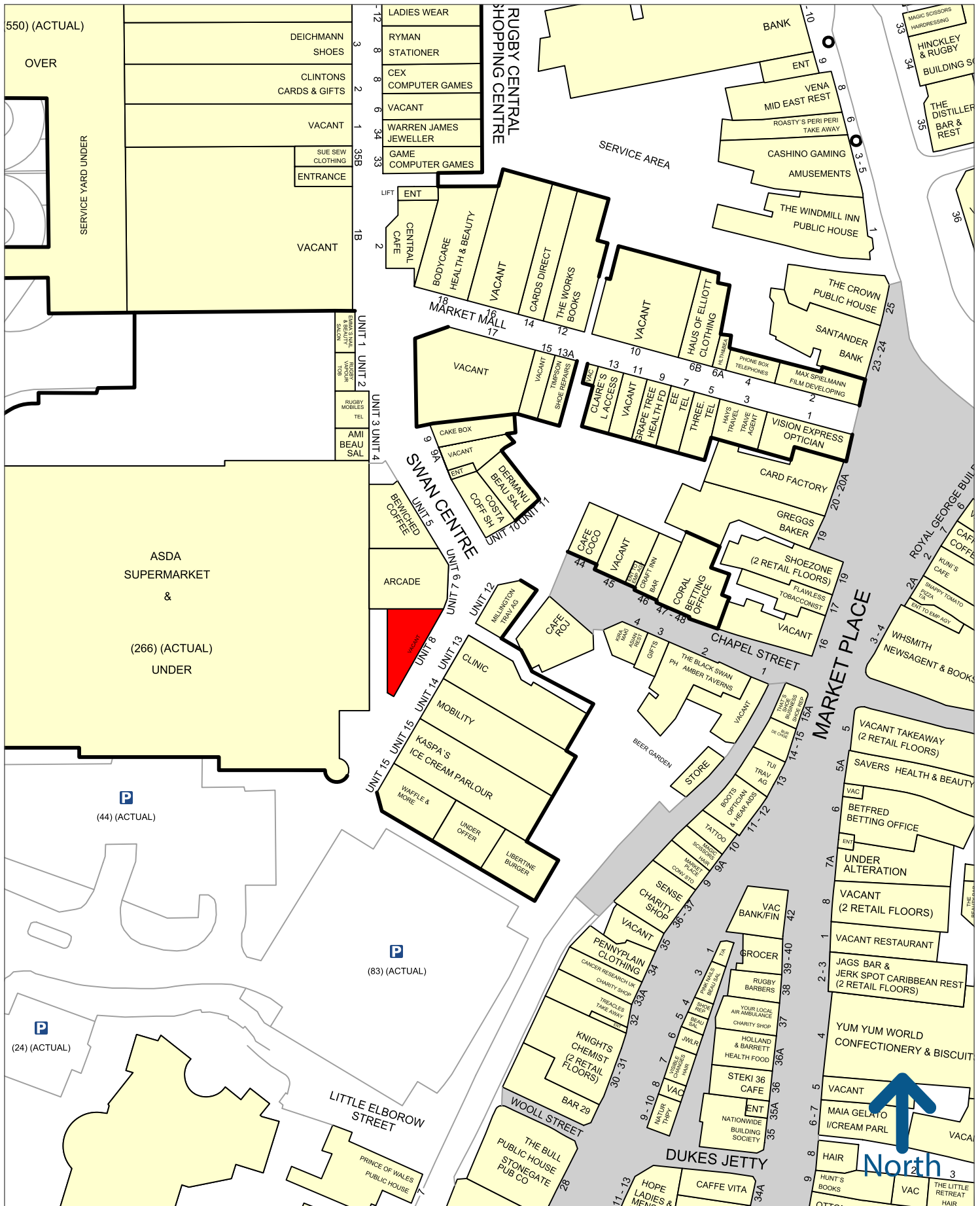
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50 metres

Experian Goad Plan Created: 11/03/2025  
Created By: Hartnell Taylor Cook LLP