

Class E unit to let within a busy town centre retail/leisure pitch

91.23m²
(982ft²)

- Attractive town centre location
- Busy commuter town
- 115,000 population
- Located adjacent to Asda
- Other occupiers represented include **Costa**, **Kaspa's** and **Millington Travel**
- Quoting rent £29,500 per annum exclusive



TO LET



Location



Gallery



Contact

FHP are delighted to be retained on The Swan Centre, located in a heart of Rugby. Home to the game of rugby, the town centre provides an excellent mix of retail, leisure, education and arts with the Rugby School and the World of Rugby Hall of Fame Exhibition located close by.

Location

Rugby is an attractive market town with its town centre supporting a population of 115,000 people. Being located within an hour of London, the town is known for its excellent road and rail connections with its growth continuing through significant new housing development.

The Swan Centre is located in a heart of Rugby, sitting adjacent to the 70,000sq ft **Asda** superstore and the town centre's main 429 space car par. The Swan Centre provides a strong mix of national and independent occupiers with **Costa**, **Bewitched Coffee**, **Kaspa's**, **Millington Travel** and **Libertine Burger** represented. Other major occupiers represented in the town include **Loungers**, **Wilko**, **Poundland** and **Boots**.

Description

The subject unit is located in a heart of The Swan Centre, with a sales space at ground floor level and first floor ancillary storage accessed via a single staircase at the rear of the unit. The unit is part fitted with mains electricity and water supplies connected. There is a ground floor disabled WC with further staff facilities located at first-floor level.





Floor Areas

Description	m ²	ft ²
Ground Floor	91.23	982
First Floor	56.39	607
Total	147.62	1,589

Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

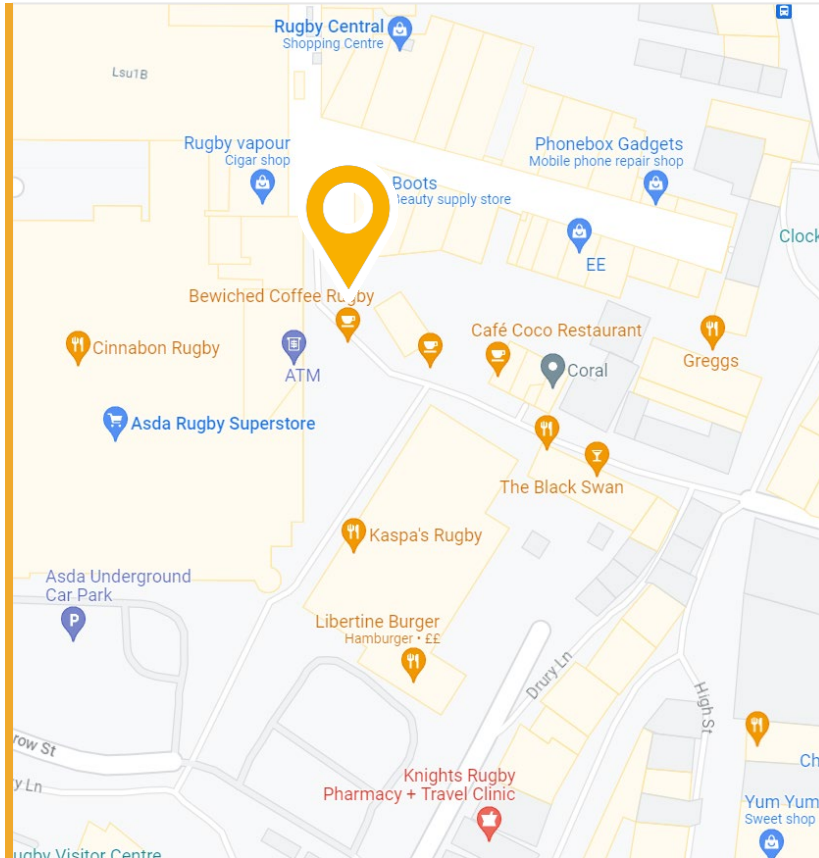
£29,500 per annum exclusive
(Twenty nine Thousand Five Hundred Pounds)

Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The current service charge budget is £4,193.

VAT

The property is selected for the purposes of VAT and will be charged in addition to the rent.



Business Rates

We are verbally advised by Rugby Borough Council Business Rates Department that the property is assessed as follows:

Rateable Value (2023): £17,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

Planning

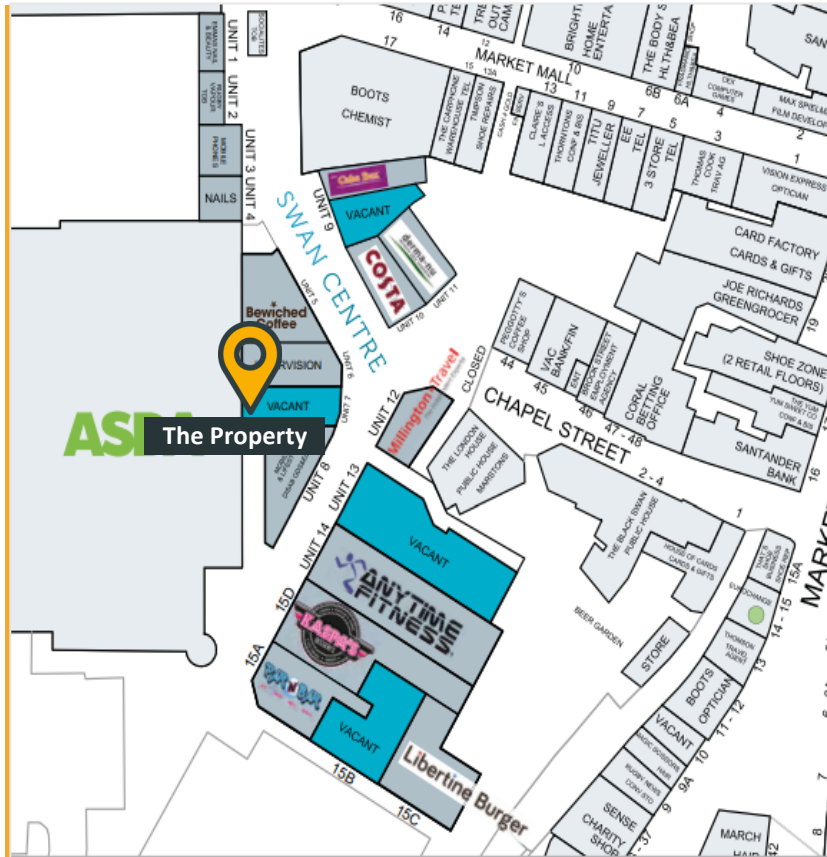
The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

The energy rating for this unit is D-98. A copy of the certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



SAT NA

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or our joint agents –
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19/05/2023

Please click here to read our "Property Misdescriptions Act". E&OE.