

Highly prominent F&B unit with return frontage to main town centre car park and Asda superstore

314.29 m²
(3,383 ft²)

- Attractive town centre location
- Busy commuter town
- 115,000 population
- Located adjacent to 70,000ft² Asda
- Other occupiers represented include **Costa**, **Kaspa's** and **Millington Travel**
- 4.0m floor to ceiling height
- Also available as ground floor only



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 unit comprises a ground and first floor trading space with a mains gas, electricity and water supply. Existing W/C's and extraction can be retained on handover. The unit also benefits from a customer lift.





Floor Areas

Description	m ²	ft ²
Ground Floor	123.64	1,330
First Floor	190.73	2,053
Total	314.29	3,383

(NB: The above floor areas have been scaled from drawings and are therefore approximate)

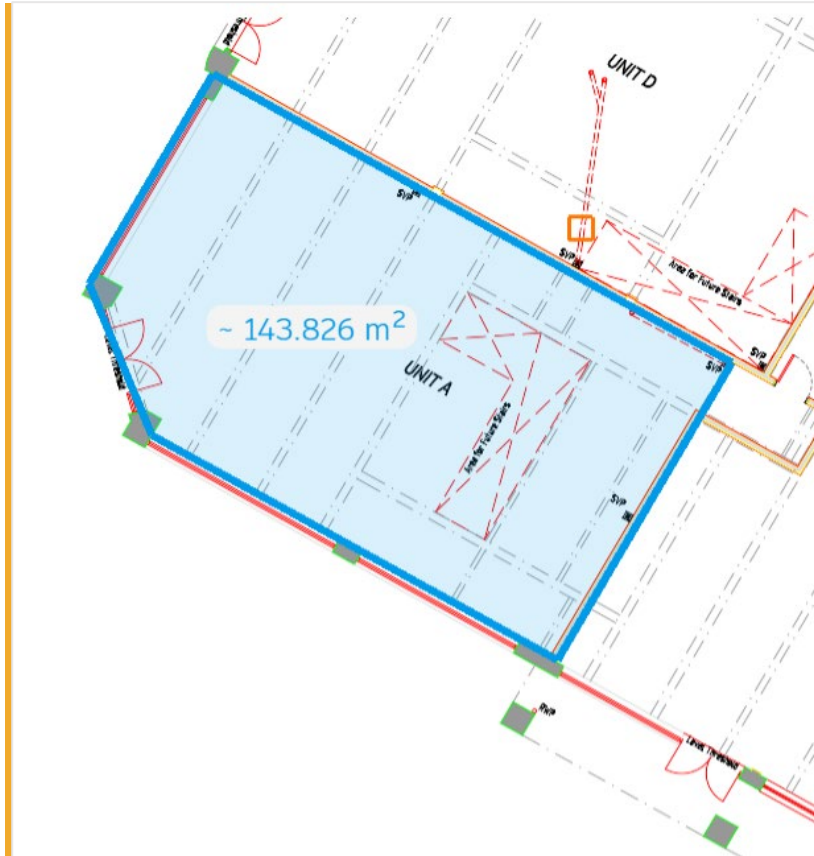
Lease Terms and Rental

Subject to vacant possession, 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:-

On application

Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The current budget equates to £2.55psf.



Business Rates

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

Rateable Value: **To be reassessed**

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

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.



VAT

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

Further Information

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

Doug Tweedie
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Or our joint agents –
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