

TO LET

UNIT 9B THE SWAN CENTRE
RUGBY, CV21 3EB



RETAIL UNIT

500.52 sq ft (191 sq m) (Approx. Net Internal Area)

- A1 use
- Well presented on ground and first floors
- In close proximity to retailers including Costa and Boots
- Rent: £19,500 per annum, exclusive

LOCATION

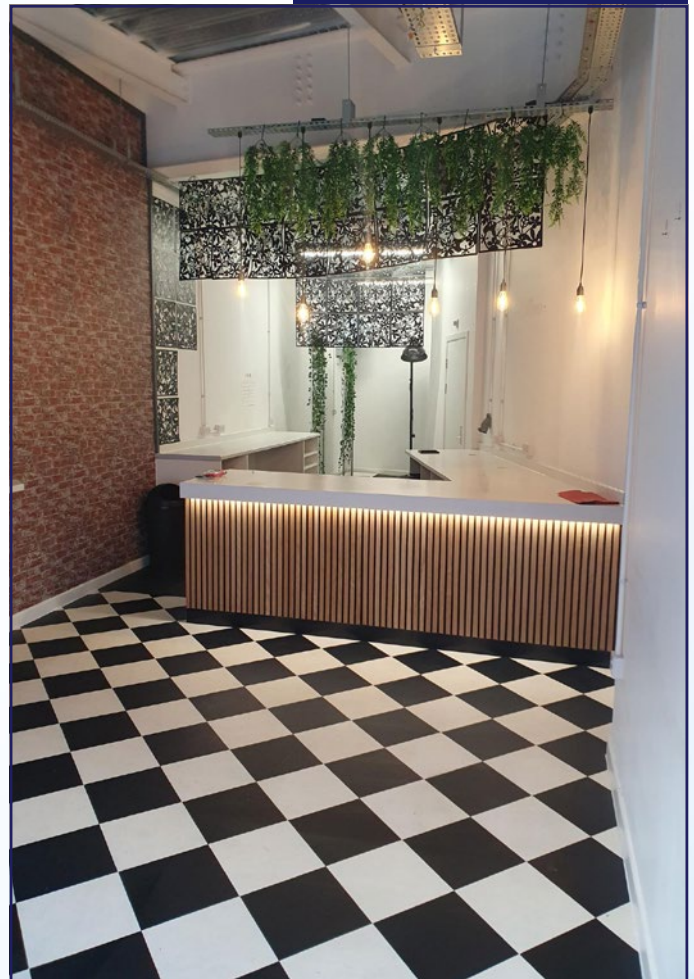
Located at the heart of Rugby Town Centre, The Swan Centre is anchored by an Asda supermarket and is adjacent to the prime Rugby Central Shopping Centre. To the south of the scheme is the World of Rugby Hall of Fame Exhibition and Museum. The unit benefits from 139 car parking spaces adjacent, and 290 car parking spaces in the undercroft beneath the supermarket.

The unit sits adjacent to Costa and is in close proximity to Boots, Betfred, Anytime Fitness, Bewicked Coffee and Kaspas.

DESCRIPTION

The property is self-contained lock up retail unit which is being formed as part of a split of the larger unit. The neighbouring ground floor unit is under offer to cakebox. The unit will benefit from a new powder coated shop front.

POSTCODE: CV21 3EB



ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	46.5	500.52

TENURE

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

RENTAL

£19,500 per annum, exclusive

RATES

The property is listed as Shop and Premises with a Rateable Value of £14,250

EPC

EPC Rating – B48

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

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 Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: RA075 Date: 01/26

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