

# THE SWAN CENTRE

CHAPEL STREET | RUGBY | CV21 3EB

CGI of four new restaurant units



RESTAURANT,  
RETAIL AND  
LEISURE  
UNITS  
TO LET

[www.swancentrerugby.co.uk](http://www.swancentrerugby.co.uk)





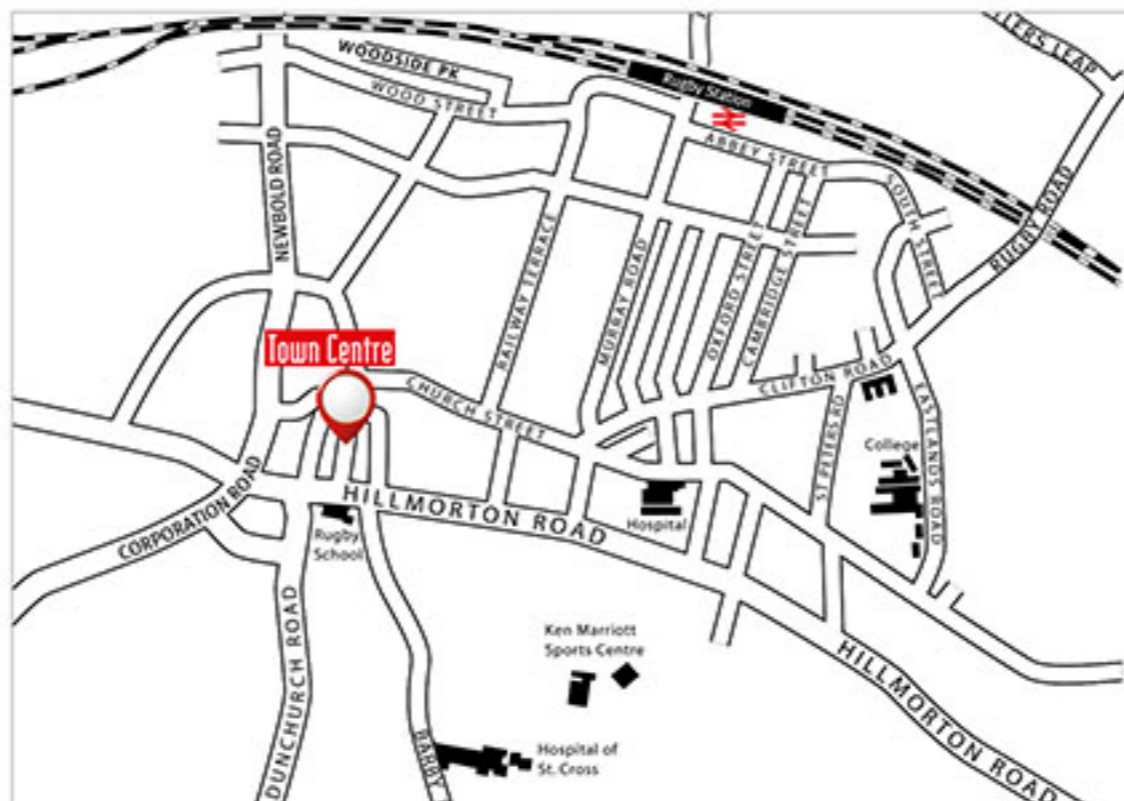
## LOCATION

Located at the heart of Rugby Town Centre, The Swan Centre borders a recent Asda development and the Clock Towers Shopping Centre.

The Restaurant units face the newly opened World of Rugby Hall of Fame Exhibition and Museum recently opened by Bill Beaumont.

The adjoining scheme benefits from 139 car parking spaces and 290 car parking spaces in the undercroft beneath the supermarket.

CLICK TO VIEW  
GOOGLE MAPS



Within 15 minute drive time:



77,250 population



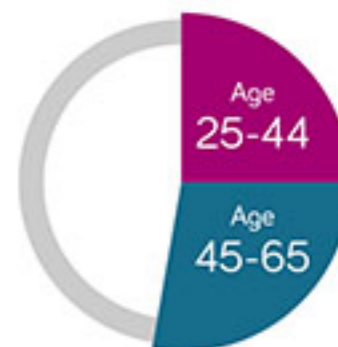
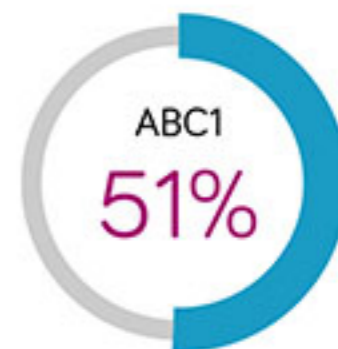
32,000 households

New view from Rugby Hall of Fame



## RUGBY

Rugby is a market town located on the West coast mainline with good rail links to Euston and Birmingham and located close to the M1 motorway.





## DESCRIPTION

The Swan Centre consist of a mixture of both retail and restaurant units fronting Chapel Street. The units not only benefit from direct access to a large car parking facility, it is also a main pedestrian walkway for shoppers within the town centre. The significant footfall created benefits The Swan Centre, Clock Towers and the Asda nearby. In particular many of the units enjoy a sunny aspect. The properties are of modern construction with a steel portal frame and a mix of pitched and flat roofs. All properties benefit from powder coated aluminium shop fronts. The majority of the frontages front onto pedestrianised areas within the town.

To the rear of the property is 12 to 16 there is a service yard for the use of all the tenants.

## ACCOMMODATION

UNIT	TENANT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	EMMA'S NAILS			
2	PHONE BOX LIMITED			
3	MOBILE PHONES			
4	AMI BROW			
5	AVAILABLE	1,249 sq ft	807 sq ft	2,056 sq ft
6	AVAILABLE	959 sq ft	711 sq ft	1,670 sq ft
7	BETFRED			
8	MIDLAND MOBILITY			
9	AVAILABLE	1,377 sq ft	1,459 sq ft	2,836 sq ft
10	COSTA			
11	DERMA NU			
12	MILLINGTON TRAVEL			
13	THE ENTERTAINER			
14	ANYTIME FITNESS			
15/16 A	AVAILABLE	1,522 sq ft	2,120 sq ft	3,642 sq ft
15/16 B	AVAILABLE	1,415 sq ft	1,871 sq ft	3,286 sq ft
15/16 C	LIBERTINE BURGER			
15/16 D	KASPAS			







## TENURE

The units are available to let on a new lease.

## PLANNING

Planning consent has been granted for on units 16 to create up to 4 restaurant units A3/A4. The size and layout of the units is flexible to meet occupier demand.

## RENT

On application.

## SERVICES

All mains services are connected or can be made available to the units.

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.

## VAT

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

## VIEWING

Strictly through the joint agents:

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