

Class E Unit to Let within a Busy Town Centre Retail/Leisure Pitch

Available from April 2027 – HIGHLY CONFIDENTIAL/STAFF UNAWARE

Ground floor sales

116m² (1,249ft²)

- Central position in Swan Centre adjacent to Rugby's main 429 space car park
- Busy commuter town
- 115,000 population
- In close proximity to retailers including **Costa**, **Boots**, **Your Dreams Travel**, **ASDA**
- Quoting rent £42,500 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 park. The Swan Centre provides a strong mix of national and independent occupiers with **Costa**, **Your Dreams Travel**, **Kaspa's**, **Millington Travel** and **Libertine Burger** represented. Other major occupiers represented in the town include **Loungers**, **Poundland** and **Boots**.

Description

The premises comprise a ground floor sales area with first floor trading/ancillary storage space accessed via a sales staircase.

Electricity and water supplies are connected, and the premises themselves are located opposite **Costa** and **Momo Nest**, and close to **Millington Travel** and **Boots**.





Floor Areas

Description	m ²	ft ²
Ground floor sales	116	1,249
First floor	75	807
Total	191	2,056

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:-

£42,500 per annum exclusive

VAT

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

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.

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 £6,600 plus VAT (subject to annual reconciliation).



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £31,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p/43p. This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

A copy of the certificate is available upon request.

Further Information

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

Doug Tweedie
07887 787 892
doug@fhp.co.uk

Or our joint agents –
Hartnell Taylor Cook – James Woodard
07753 302 236 or
Harris Lamb – David Walton
07842 438 997



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

15/09/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.