



NEW RETAIL OPPORTUNITIES





## LOCATION

Rugby is a market town in Warwickshire. Rugby Central is the **primary shopping centre** destination in the town and is within easy reach of the surrounding centres of Coventry, Leicester and Northampton.

Rugby benefits from an excellent communications network. The town links with Junction 1 of the M45 motorway, Junction 1 of the M6 motorway and direct access via the A426 dual carriageway and Junction 18 of the M1 motorway.



## BY CAR

34 MILES TO BIRMINGHAM  
22 MILES TO LEICESTER  
14 MILES TO COVENTRY



## OVERVIEW

Rugby Central is a modern, covered and dominant town centre retail scheme. The centre has recently relaunched following a comprehensive **£5 million refurbishment** of the malls and key customer spaces.

The centre provides approximately **210,000 sq ft (19,509 sq m)** of covered retail space. The scheme is predominantly laid out on a single trading level. There are three malls in total; Market Mall, Manning Walk Mall and Northway Mall. There are also three units that front onto North Street and the property also includes four self-contained shops at 45-48 Chapel Street.

The scheme benefits from a multi-storey owner operated car park above with **535 car parking spaces** over four levels, accessed off Corporation Street.

## DEMOGRAPHICS

Rugby has a diverse and balanced employment base. The total population within the Rugby Primary Retail Market Area is estimated at **70,000 at end 2017**.

Rugby is projected to see **above average growth** in population within its Retail Market Area over the period 2017–22. (Nomis, January–December, 2015).





## RUGBY CENTRAL

Key main retailers include Wilko, Superdrug, New Look, Poundland, The Body Shop, Pep & Co, Boots and Asda which adjoins the scheme on a separate ownership.



A total of  
**210,000 sq ft** of  
retail space

**535 car parking  
spaces** over four  
levels





The shopping centre is a **10 minute walk** from Rugby Train Station.

DUNELM  
MILL  
HOUSEHOLD  
TEXTILES

## MANNING WALK

**Roll over vacant units for more information**





## CONTACT

For all leasing enquiries and unit availability,  
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