



SHOPPING CENTRE PROPERTY / CLASS E
23 Newgate Row Grosvenor Centre, Chester

The Works

Britain's Leading Discount Book Store



TO LET

Rent: On application
Ground Floor Area
1,429 Sq ft / 133 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Chester is a historic cathedral city with a large, affluent catchment population. The city further benefits from a large number of tourists each year, to provide one of the North West's leading retail destinations. Grosvenor Centre provides a modern covered shopping centre with over 200,000 sq ft of retail space and over 400 space car park - which is the main shoppers car park in the city centre. The centre sits in the heart of the city centre with entrances onto Eastgate Street, Bridge Street and Pepper Street.

Major retailers include TK Maxx, Sports Direct and Schuh. The retail offer within the centre has been further bolstered by the lettings to Muffin Break and Sostrene Grene.

Accommodation:

The property occupies the following approximate areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor	1,429	132.8
Basement	1,429	132.8

Rent:

Upon application.

Tenure:

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £42,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year stands at approximately £24,902.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2024

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Chester

