

To Let



Chester

23 Newgate Row, Grosvenor Centre

Ground Floor: 1,429 sq ft (132.8 sq m)

Rent on Application

Location & Description:

- 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, Sostrene Grene and the soon to open, H Beauty.

Demise:

Ground Floor 1,429 sq ft (132.8 sq m)

Basement 1,429 sq ft (132.8 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term of years to be agreed.

Service Charge:

On-account service charge stands at approximately £24,663.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £42,750.

Date Prepared:

August 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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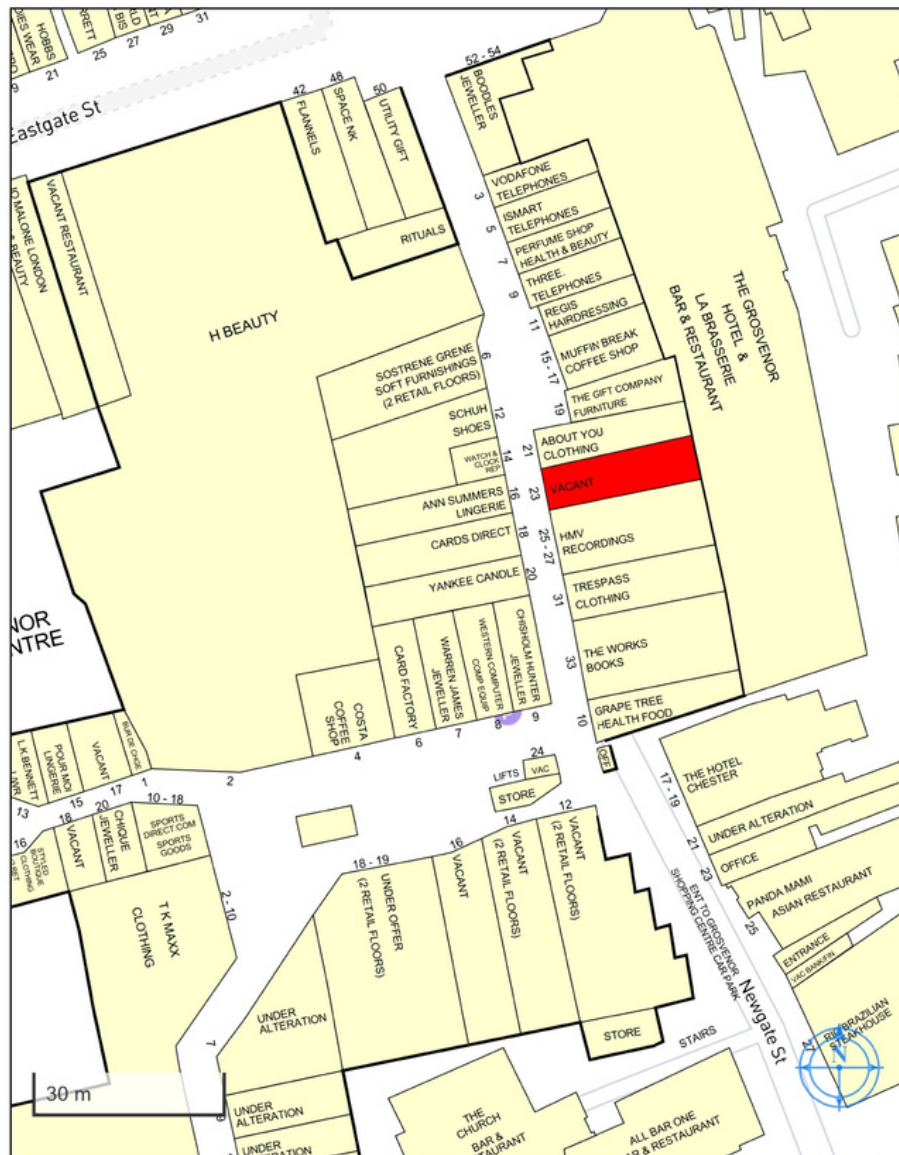
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Chester (23 Newgate Row)

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