

SHOPPING CENTRE PROPERTY / CLASS E  
31-33 Newgate Row Grosvenor Centre, Chester



**Rent: On application**  
**Ground Floor Area**  
3,491 Sq ft / 324 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Richard Barker

Mob: 07771 604525

Email: [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

James Moss

Mob: 07977 278229

Email: [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)

Jessica Swain

Mob: 07885 127366

Email: [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

**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. 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 lettings to Muffin Break and Sostrene Grene.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,491	324.32
Ancillary	1,091	101.36

**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 £91,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 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](http://www.gov.uk).

**Service Charge:**

The on-account service charge for 2023 stands at approximately £38,301.94

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

May 2023

Subject to Contract

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