

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



Rent: On application
Ground Floor Area
2,315 Sq ft / 215 Sq M

**TO
LET**

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. 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 and Sports Direct. The retail offer within the centre has been further bolstered by the recent lettings to Muffin Break and Sostrene Grene.

Demise:	Sq Ft	Sq M
Ground Floor	1032	95.88
Basement Ancillary	1283	119.19

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 unit has a 2017 rateable value assessment of £70,500, from April 2023 the rateable value assessment will change to £36,750.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

Service Charge:

The on-account service charge for the year 2023 stands at approximately £23,589.72 per annum.

EPC:

Energy Performance Asset Rating - C

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:

January 2023

Subject to Contract

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