

SHOPPING CENTRE PROPERTY / CLASS A1  
31-31A Bridge Street Grosvenor Centre, Chester



**barkerproudlove**  
retail property consultants

**Rent: £85,000 PA**

**Area**

2,858 Sq ft / 266 Sq M

**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 - 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, H&M, Schuh and Top Shop.

The subject unit is located at the entrance of the scheme fronting Bridge Street with neighbouring retailers such as Tessuti, Cafe Rouge, Carluccio's, French Connection and CÃfÃte Brasserie.

| <b>Demise:</b> | <b>Sq Ft</b> | <b>Sq M</b> |
|----------------|--------------|-------------|
| Ground Floor   | 2858         | 265.52      |

**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 £73,500.

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 businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £11,235.

**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:**

February 2020

Subject to Contract

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