

SHOPPING CENTRE PROPERTY / CLASS A1
18 Newgate Row Grosvenor Centre, Chester



Rent: On application
Ground Floor Area
1,469 Sq ft / 136 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.

The 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 the recent lettings to Muffin Break and Sostrene Grene.

Demise:	Sq Ft	Sq M
Ground Floor	1,469	136.47
Basement	1,016	94.39

Rent:

Upon application.

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The property has a rateable value of £43,250.

For further details visit Gov.uk or contact the business rates department in 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 £20,772.66 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:

February 2024

Subject to Contract

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