



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



**Rent: On application**

**Ground Floor Area**

1,489 Sq ft / 138 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.

The 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 retail offer within the centre has been further bolstered by the recent lettings to Muffin Break and Sostrene Grene who opened their first north west store in the centre.

**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 unit has a 2017 rateable value assessment of £85,500.

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 £17,234 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 2020

Subject to Contract

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