

SHOPPING CENTRE PROPERTY / CLASS E
17 St Michaels Row Grosvenor Centre, Chester



Rent: On application
Ground Floor Area
2,080 Sq ft / 193 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 premises are situated in the Grade II, St. Michael's Arcade section of the scheme, that links Bridge Street with the rest of the centre. Retailers within this section of the scheme include Gieves & Hawkes, Whitewall Art Gallery, LK Bennett and Castle Fine Art.

Demise:	Sq Ft	Sq M
Ground Floor	2,080	193.23
First Floor	5,095	473.34
Basement	926	86.02

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 £70,500.

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

Service Charge:

The on-account service charge for the year 2023 stands at approximately £62,533.64.

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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