

TO LET

SU20 Grosvenor Centre Chester



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

Accommodation

The premises benefit from a full restaurant fit out and A3 consent.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,560	237.8
Basement	500	46.5

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 £92,500.

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

Service Charge

The on-account service charge for the year 2017 stands at approximately £28,839 per annum.

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.

Subject to vacant possession.

SUBJECT TO CONTRACT

Details prepared October 2017

Viewing Strictly through the sole letting agent.

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