

# To Let



## Chester

17 St Michaels Row, Grosvenor Centre

Ground Floor: 2,080 sq ft (193.23 sq m)  
Rent on Application

## Location & Description:

- 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.

### Demise:

Ground Floor 2,080 sq ft (193.23 sq m)  
First Floor 5,095 sq ft (473.34 sq m)  
Basement 926 sq ft (86.02 sq m)

### Rent:

Available upon request.

### Lease:

A new eFRI lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £62,533.64.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £70,500.

### Date Prepared:

December 2024

### Contact Us:

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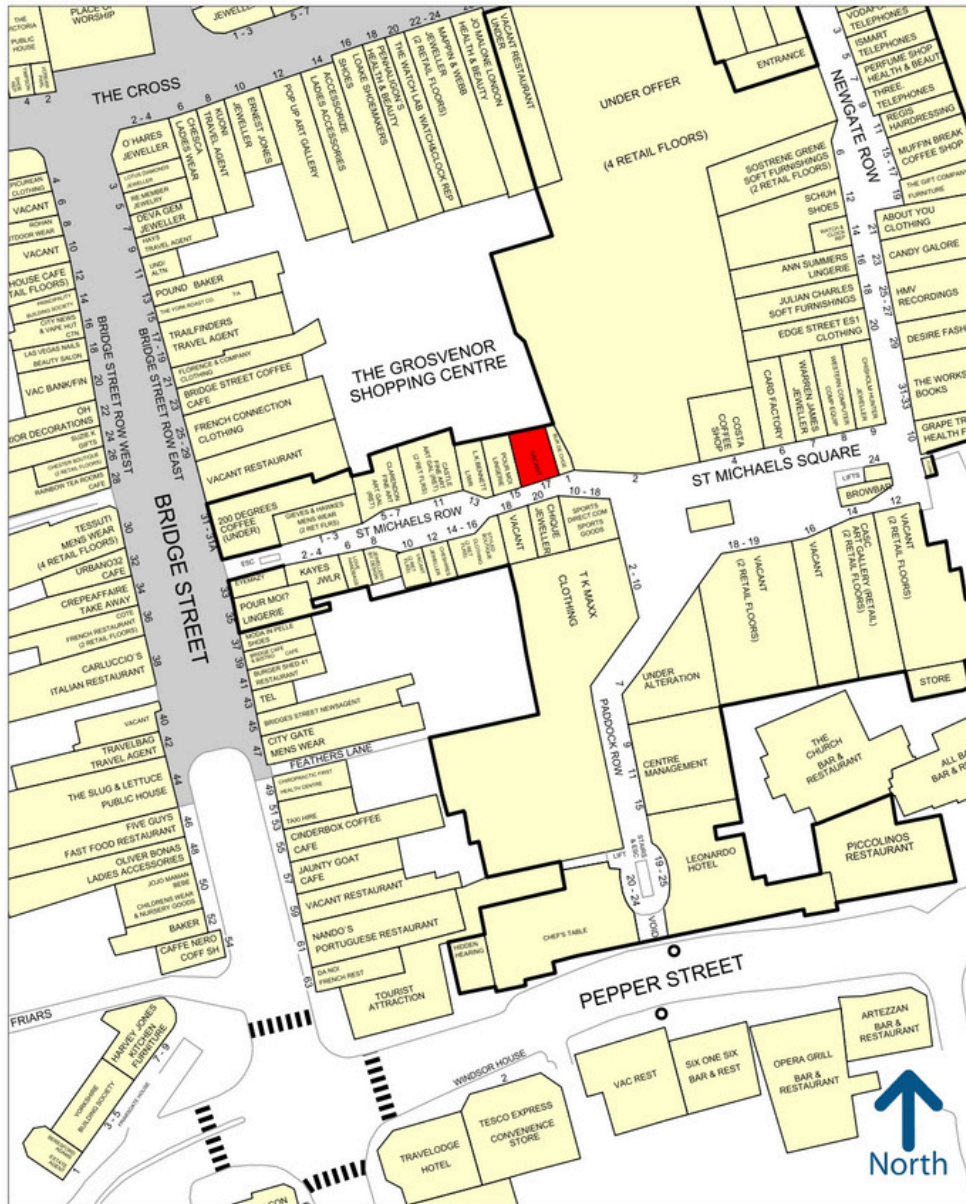
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Chester



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