

To Let



Chester

15 St. Michaels Row, Grosvenor Centre

Ground Floor: 1,195 sq ft (111.02 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, Sports Direct, and Schuh.**
- **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 1,195 sq ft (111.02 sq m)
Basement Sales 512 sq ft (47.57 sq m)
Basement Ancillary 509 sq ft (47.29 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 stands at approximately £18,967.07.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £35,000.

Date Prepared:

June 2024

Contact Us:**James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

Jessica Swain

07885 127366

jessica@barkerproudlove.co.uk

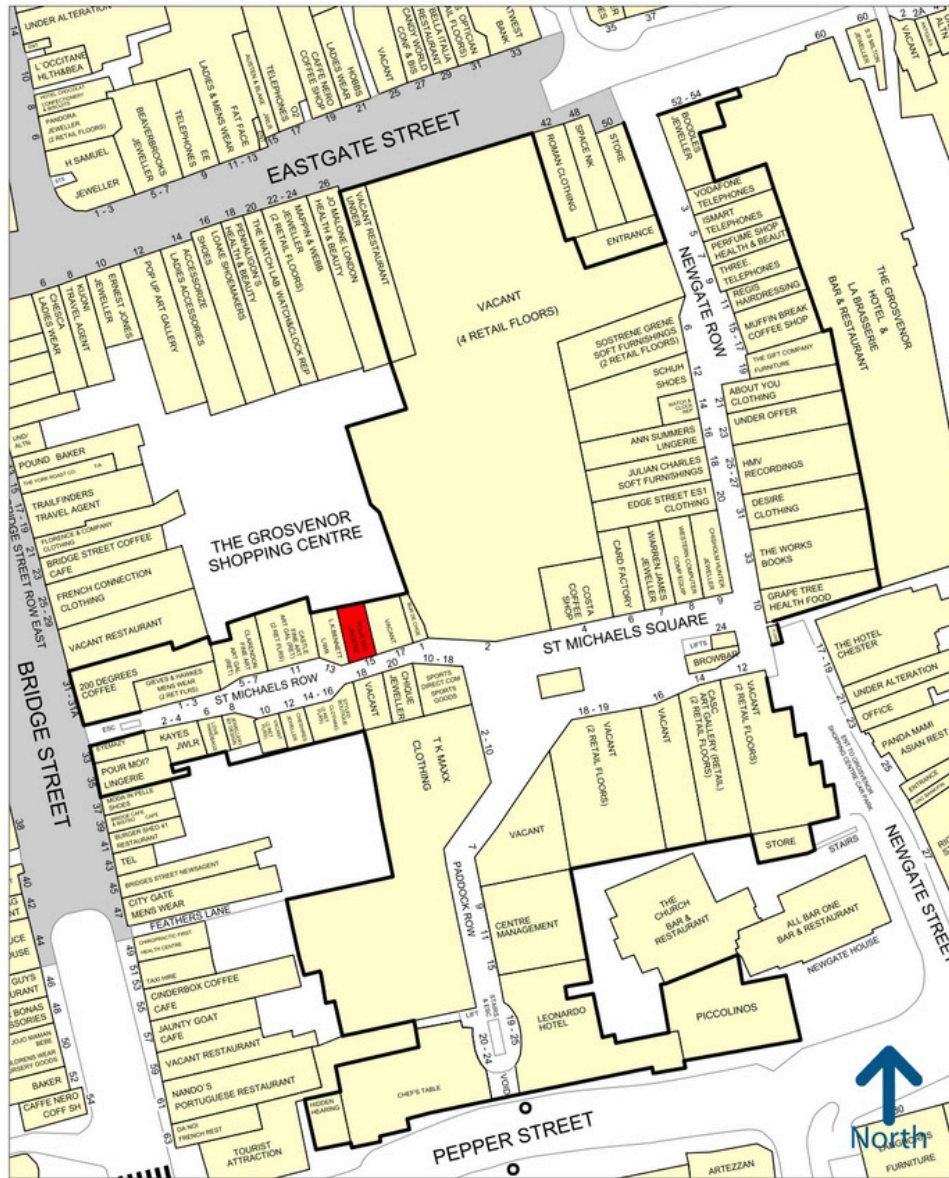
Richard Barker

07771 604525

richard@barkerproudlove.co.uk



Chester



50 metres
Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 05/06/2024
Created By: Barker Proudlove Ltd
For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.