

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 for the current year stands at approximately £18,967.07.

EPC:

Energy Performance Rating Assessment - B.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

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

Date Prepared:

December 2024

Contact Us:**James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

Jessica Swain

07885 127366

jessica@barkerproudlove.co.uk

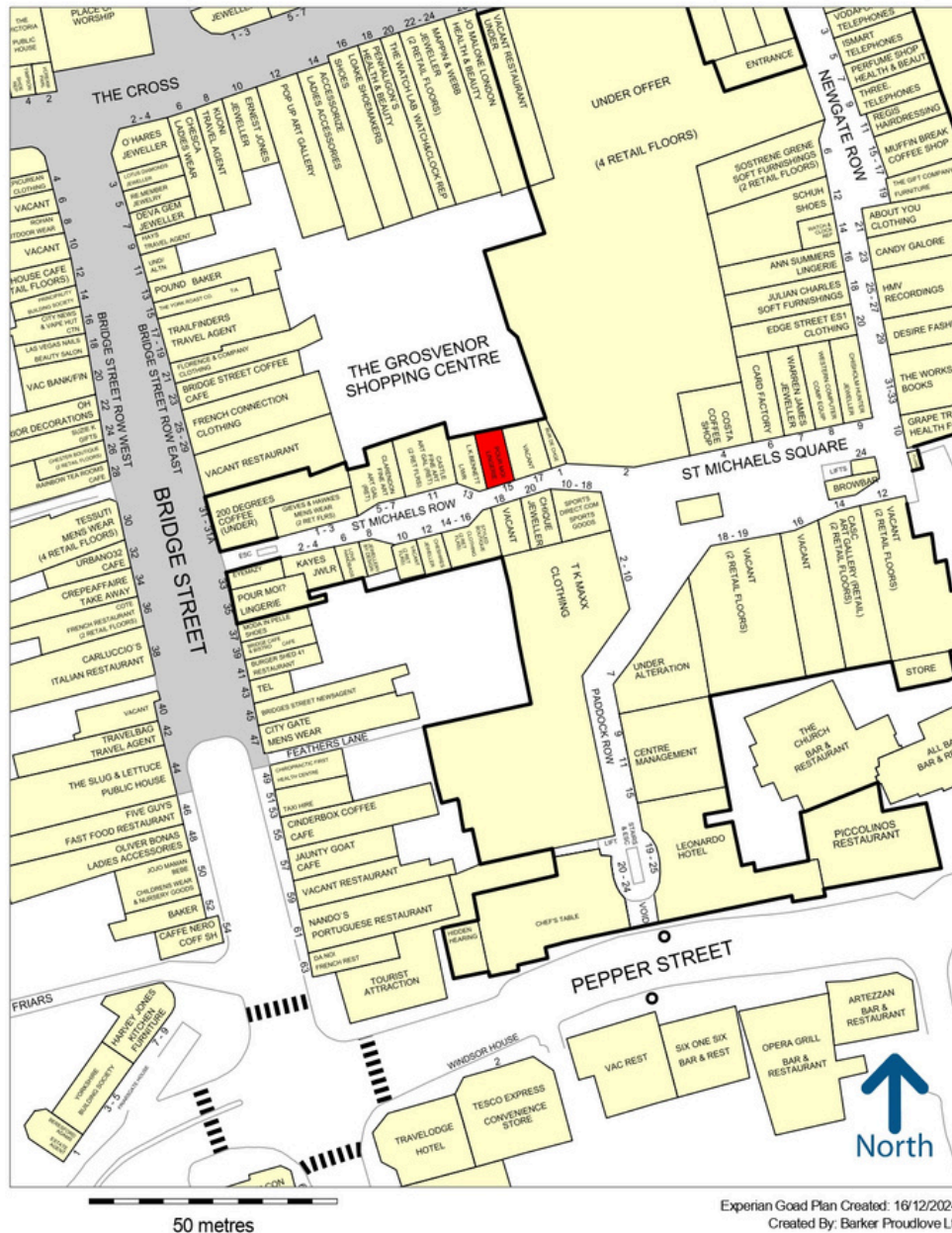
Richard Barker

07771 604525

richard@barkerproudlove.co.uk



Chester



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