

SHOP LEASE AVAILABLE



CHESTER – 31-33 Newgate Row – Grosvenor SC

Location

Chester is a historic cathedral city that benefits from a large wealthy catchment as well as a steady influx of tourists all year round.

The unit occupies a good location in the 200,000 sq ft Grosvenor Centre which is anchored by Debenhams with other retailers including H&M, Schuh, TK Maxx and Top Shop.

The subject unit is located close to Top Shop as well as Jack & Jones and Build a Bear.

Lease

The property is held on a Lease for a term to expire 23rd June 2020. The current passing rent is **£175,000** per annum exclusive.

Accommodation

The property is arranged over ground floor and basement and provides the following areas:

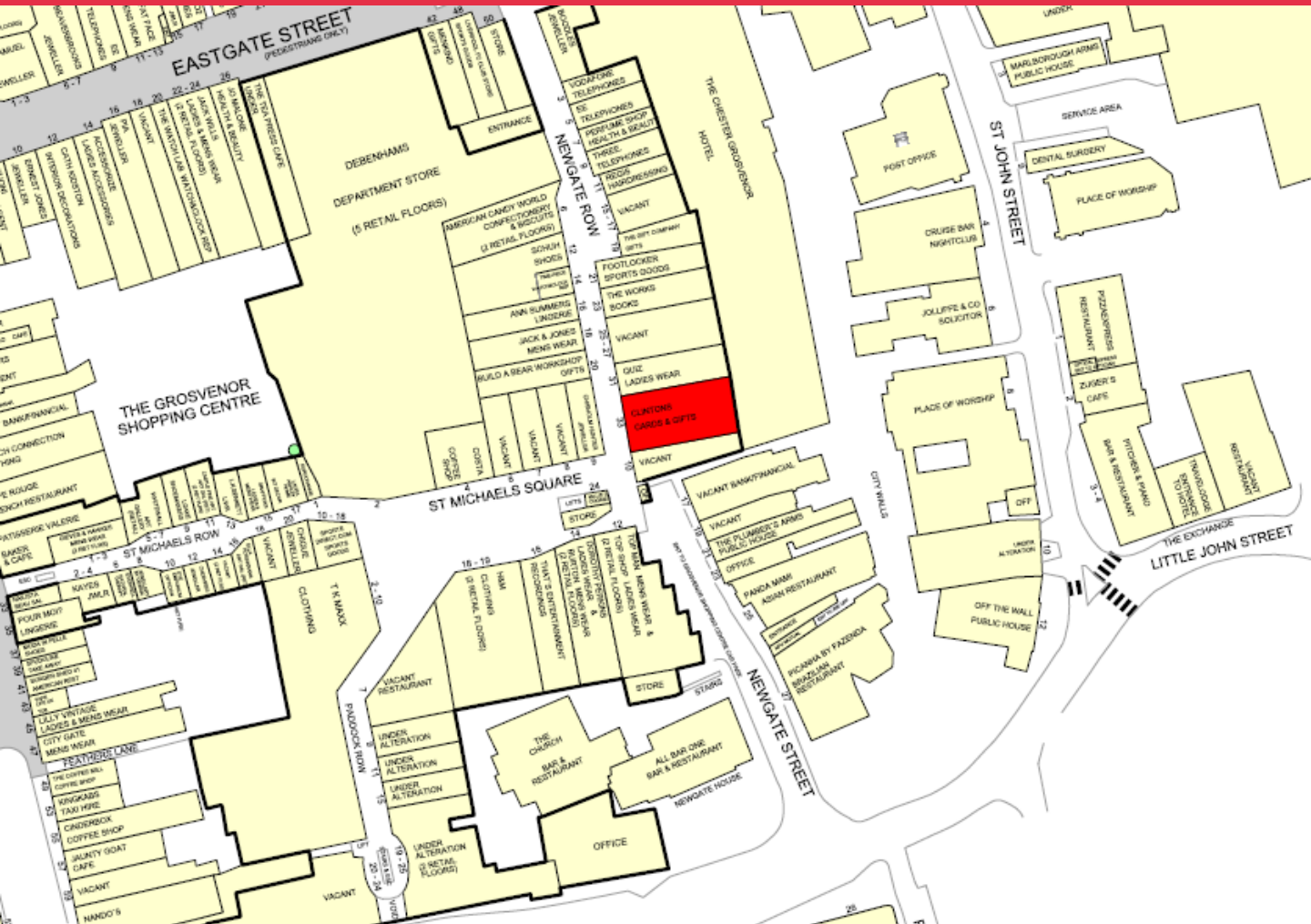
Ground Floor	3,659 sq ft	340 sq m
Basement	1,041 sq ft	96.75 sq m

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value:	£176,000
Rates Payable:	£84,480

Note: Interested parties are advised to verify these figures with the Local Authority



Plan not to scale. Experian Goad Plan created 27/01/18. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

EPC

A copy of the EPC certificate is available upon request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact :

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