



GREYHOUND RETAIL PARK PHASE 2

Sealand Road, Chester, CH1 4QQ

Large retail warehouse available by way of an assignment or sub-lease - On behalf of John Lewis PLC



KEY HIGHLIGHTS

- Located on Phase 2 of Greyhound Retail Park, to the west of Chester city centre.
- Greyhound Retail Park is the key out of town retail and commercial area on the city fringe.
- Phase 2 of Greyhound Retail Park is anchored by Asda with other occupiers including Sofology, DFS, Wren, Dreams and Pets at Home.
- The premises occupy a prominent location fronting Greyhound Park Road and is readily accessible from Sealand Road.
- The unit provides a standalone unit with a large ground floor sales area (30,595 sq ft) and additional mezzanine accommodation (29,276 sq ft) with associated car parking.
- Suitable for a variety of commercial uses.
- Alternate uses would be considered subject to Landlord approval and necessary planning consent.



ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:

TENANT	SQ FT	SQ M
Ground Floor	30,595	2,842
Mezzanine	29,276	2,720

The unit benefits from 204 demised spaces, and minimum of circa 500 provided in the wider retail park.



TENURE

The unit is available by way of an assignment of the existing lease expiring 17th July 2026 or sub-lease, with terms to be agreed.

RENT

£701,082 pa.

This rent is exclusive of VAT, Rates, Service Charge and Insurance.

RATES

We have been informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value - £550,000

UBR (2021/2022) - £0.512

Rates Payable - £281,600

Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession.





SERVICE CHARGE FURTHER INFORMATION AND VIEWING

We are advised that the service charge for 2021 is £20,000 approx – further details available on request.

Further information available on request. Viewing strictly by appointment with Savills.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

CONTACT

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EPC RATING

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