



BOSS  
HUGO BOSS

Grosvenor Shopping Centre  
**GROSVENOR CENTRE**

CHESTER, CH1 1EA

VALERIE VALERIE  
Est. 1926

SMALL?  
LINES FIRST BODY. YOUR TOWN & WE...

## GROSVENOR CENTRE

PEPPER ROW CHESTER, CHESTER, CH1 1EA

The county town of Cheshire, Chester was founded in AD 79 by the Romans and is one of the best preserved walled cities in Britain. Chester was granted city status in 1541 and during the Industrial Revolution saw substantial expansion and development. It is now a major tourist destination bringing over 30 million visitors in addition to the affluent population of 120,000 and 14,000 full time students.

Well situated being just off the M53 and just over 2 hours from London Euston, 17 miles south of Liverpool and 40 miles south-west of Manchester. Chester is the key commercial and administrative hub for Cheshire and North Wales

Located in the heart of this wonderful city is the Grosvenor Shopping Centre originally built in the mid 1960s refurbished in the mid 1980s with further improvements in 2000 comprising 101 retail units trading predominantly over one level amounting to 211,845 sq ft.

The scheme includes a 521 space multi-storey car park, which is the main shopping car park in the city centre. There is a varied tenant mix anchored by Debenhams (Browns of Chester) with many national retailers including H&M, Topshop, as well as luxury brands Boodles, Gieves & Hawkes, L K Bennett and Hugo Boss.



TOTAL FLOOR AREA  
**211,845 sq ft**



NUMBER OF TENANTS  
**101**



CAR PARKING SPACES  
**521**



FOOTFALL  
**7.5 million**



% CUSTOMERS TRAVEL  
< 20 MINS  
**49%**





AVERAGE GROCERY SPEND (£)

12.17



AVERAGE TOTAL SPEND (£)

54.08



% CUSTOMERS TRAVEL < 10 MINS  
18%



AVERAGE RETAIL SPEND (£)

56.83



AVERAGE CATERING SPEND (£)

9.74



PURCHASE RATE %  
68%



TRAVEL METHOD  
41% travel by car



% CUSTOMERS VISIT ONCE A WEEK  
35%



AVERAGE DWELL TIME  
54 mins



PRODUCT GROUPS BROUGHT FROM  
40% bought fashion and footwear



## UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 5 Newgate Row	754	945	P.O.A	£60,000	-	£6,732
Unit 18 Newgate Row	1,469	2,485	P.O.A	£85,500	£43,776	£17,702
Unit 19 Newgate Row	1,091	2,822	P.O.A	£70,500	£36,096	£20,102
Unit 21 Newgate Row	1,513	2,159	P.O.A	£90,500	-	£15,380
Unit 29 Newgate Row	1,519	2,039	P.O.A	£79,000	£40,448	£14,525
Unit 31-33 Newgate Row	3,491	4,582	P.O.A	£176,000	£120,618	£32,640
Unit 3 St Michaels Square	1,481	2,785	P.O.A	-	-	£19,839
Unit 12 St Michaels Square	3,524	9,207	P.O.A	£199,000	£155,600	£59,592
Unit 14 St Michaels Square	3,394	10,086	P.O.A	-	-	£64,479
Unit 16 St Michaels Square	2,862	4,083	P.O.A	£88,500	£45,312	£29,085
Unit 18-19 St Michaels Square	6,445	15,870	P.O.A	£191,000	£134,074	£88,580

\*RATEABLE VALUE

\*\*ANNUAL RATES PAYABLE

\*\*\*ANNUAL SERVICE CHARGE



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## UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 6 St Michaels Row	344	1,458	P.O.A	£22,000	-	£10,386
Unit 9 St Michaels Row	430	921	P.O.A	£26,000	-	£6,561
Unit 14 St Michaels Row	474	1,228	P.O.A	£25,000	-	£8,748
Unit 15 St Michaels Row	1,160	2,269	P.O.A	£44,250	-	£16,163
Unit 16 St Michaels Row	493	1,121	P.O.A	£26,000	£12,974	£7,993
Unit 17,19-22 St Michaels Row	2,080	8,101	P.O.A	£89,000	£45,568	£53,289
Unit 18 St Michaels Row	539	1,153	P.O.A	£30,250	-	£8,213
Unit 31-31a Bridge Street	3,240	3,240	P.O.A	£73,500	-	£11,540
Unit MSU 03	5,211	5,211	P.O.A	-	-	£17,253

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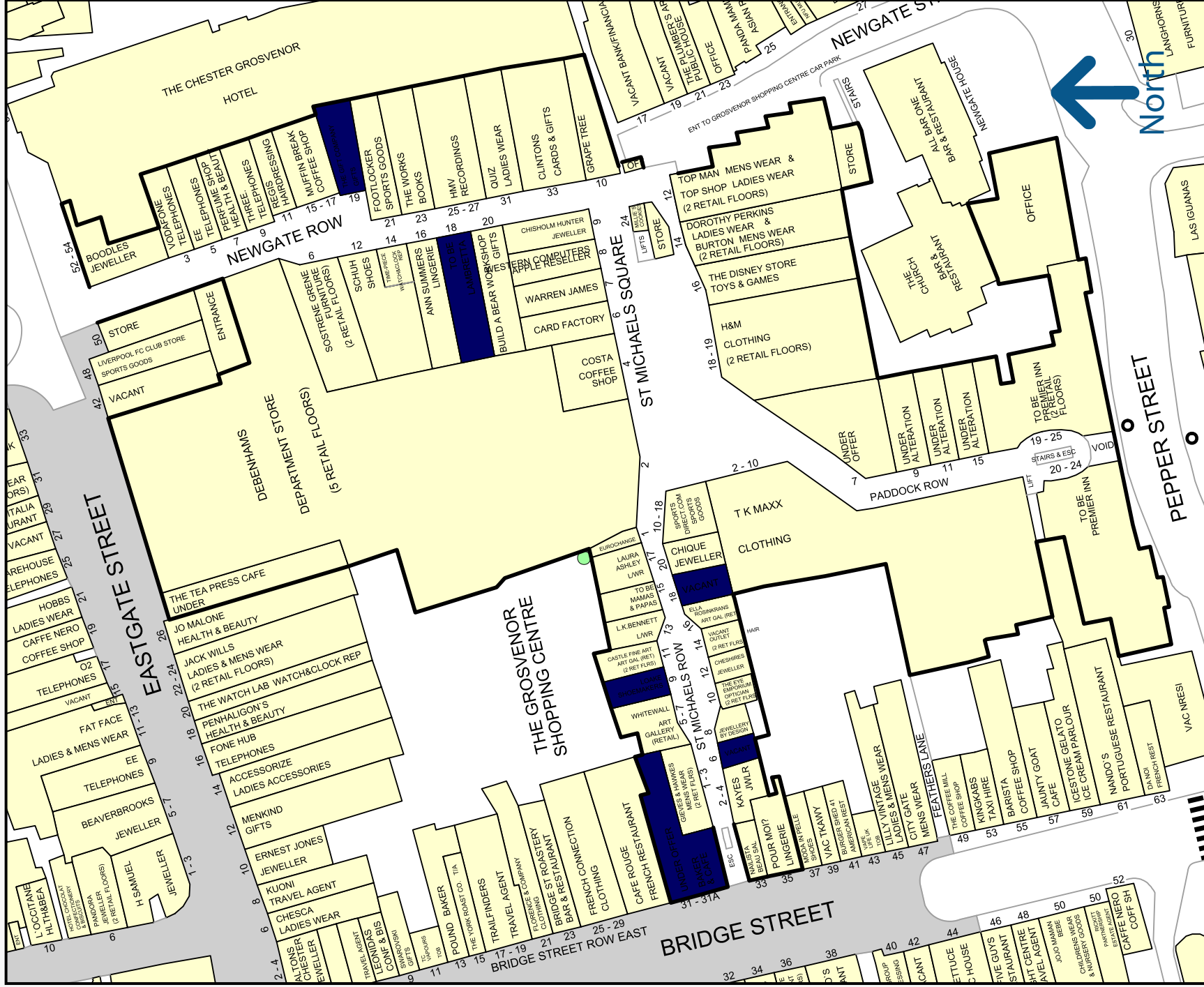
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Experian Goad Plan Created: 22/10/2019  
Created By: Barker Proudlowe Ltd

50 metres



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## CENTRE CATCHMENT DETAILS

**Chester**  
 National Rank **49 / 4,580**

Region **North West**  
 Region Rank **5 / 467**

Centre Type **Town Centre/High St.** Stores **429** Centre Type Rank **37 / 3,290**



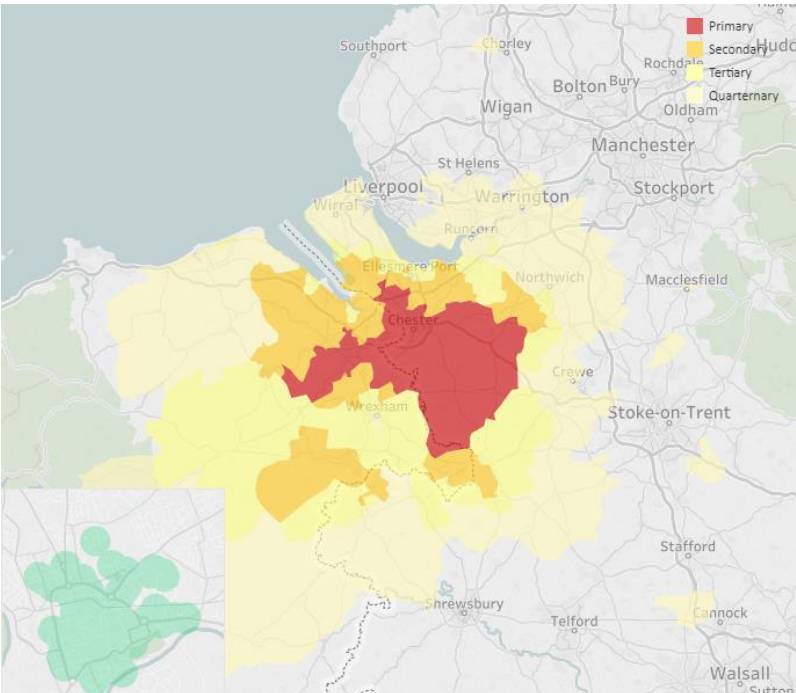
**Ranking Comparison**

Rank	Centre Name	Spend Potential
3	intu Trafford Centre	£1,235m
4	Cheshire Oaks - McArthurGlen..	£589m
5	<b>Chester</b>	£504m
6	Preston	£404m
7	Blackpool	£303m
8	Bolton	£273m
9	Carlisle	£271m
10	Stockport	£251m

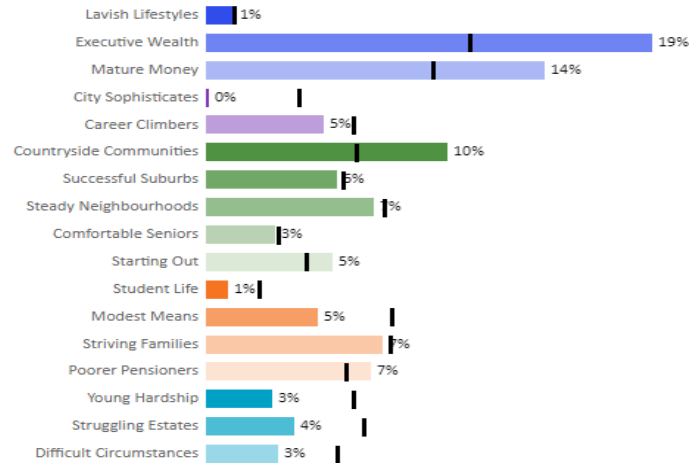
**Icon Key**

- National Benchmark
- Clothing & Footwear
- Catering
- Convenience Goods
- Durable Goods
- House & Home
- Leisure Goods
- Personal Care
- Personal Goods

### Retail Catchment



### Acorn Profile



Catchment	Population
Primary	175,861
Secondary	235,197

### Retail Mix

