

SHOPPING CENTRE PROPERTY / CLASS E

31 Baxtergate Freshney Place Shopping Centre, Grimsby

**Rent: On application****Ground Floor Area**

1,494 Sq ft / 139 Sq M

**TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk

Location:

The subject premises is situated adjacent to Costa with TK Maxx, Primark and The Entertainer all in the immediate vicinity.

Subject to Contract

Demise:

Ground Floor Sales
First Floor Ancillary

Sq Ft

1494
590

Sq M

138.79
54.81

Rent:

Upon application

Tenure:

The unit is offered for a term to be agreed.

Business Rates:

The premises has a rateable value of £26,500 effective as of 1st April 2023.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Service Charge figures for 2023 are to be confirmed shortly.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

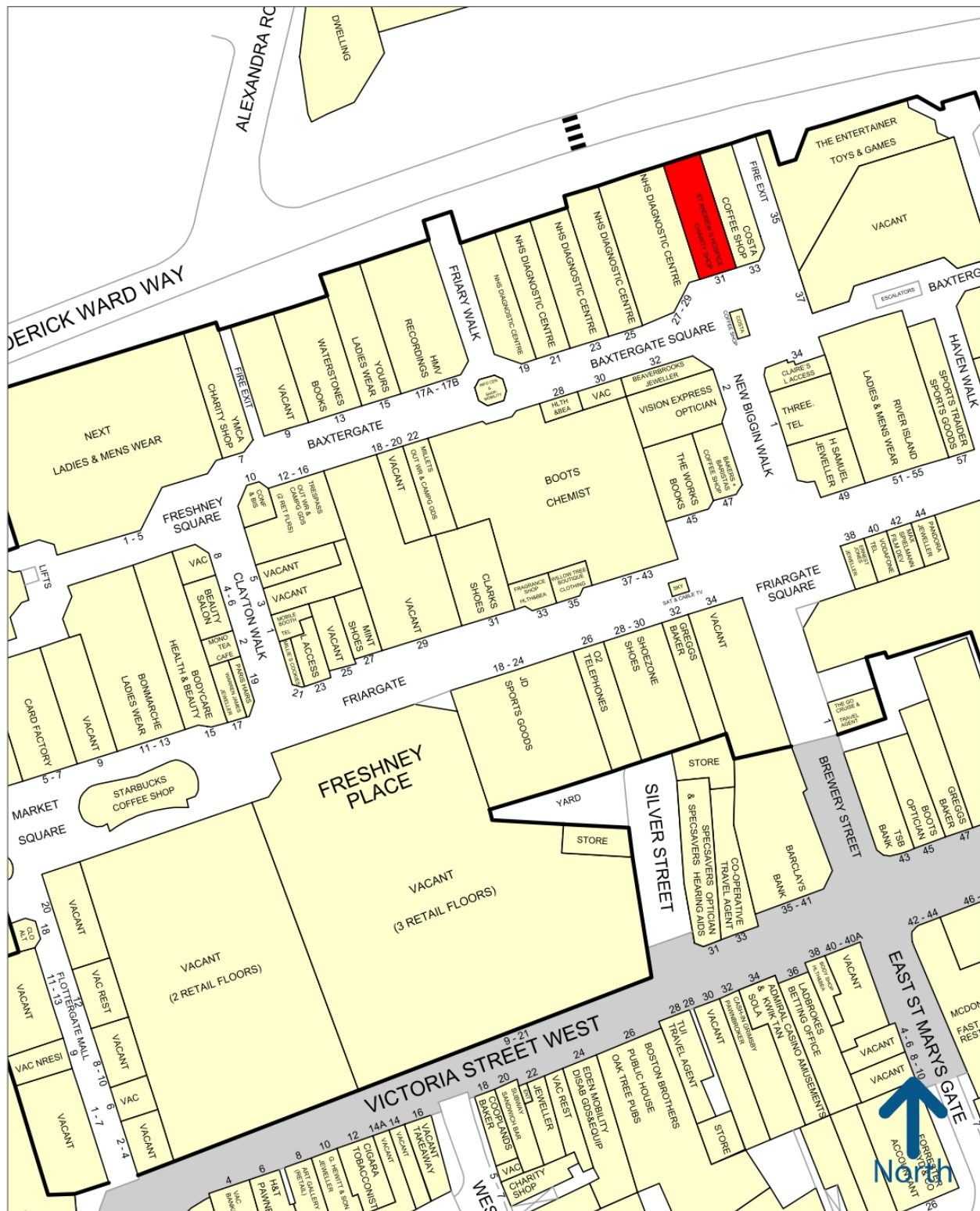
Date Prepared:

January 2023

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Grimsby - Victoria Street



Experian Goad Plan Created: 21/02/2024

Created By: Barker Proudlove Ltd

50 metres

