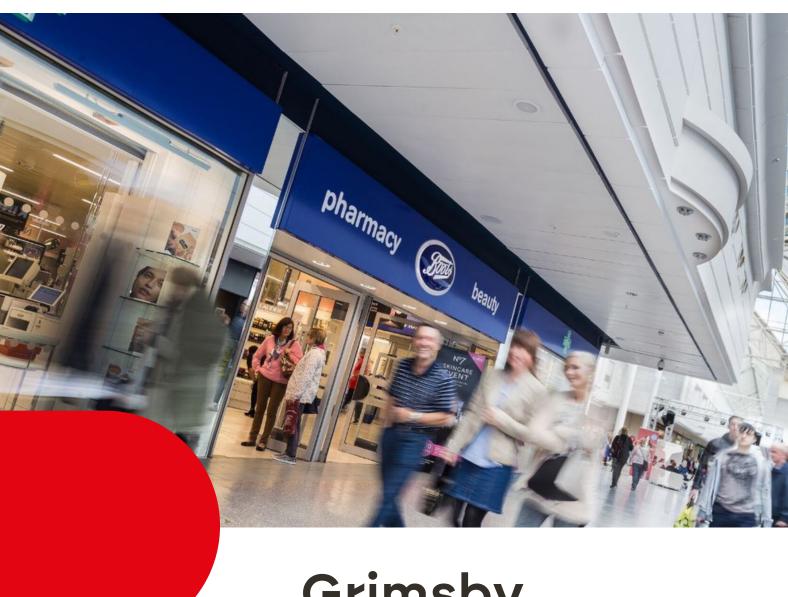


Leeds Office: 0113 388 4848

# To Let



Grimsby

77-79 Friargate, Freshney Place Shopping Centre

Ground Floor: 1,750 sq ft (162.5 sq m)

Rent on Application

Riverhead entrance location with dual internal and external

frontage and access



Leeds Office: 0113 388 4848

# **Location & Description:**

- Excellent entrance location overlooking Riverhead Square, with internal mall frontage opposite New Look. Primark and M&S located close by.
- The east multi-storey car park is located immediately above the subject unit.
- Potential to trade from this unit outside of the usual shopping centre hours due to the external access, subject to consents.

### Demise:

Ground Floor Sales 1,750 sq ft (162.5 sq m) First Floor Ancillary 640 sq ft (59.5 sq m)

#### Rent

New FRI lease for a term to be agreed. Short term occupation will also be considered.

#### Lease:

Full repairing and insuring for 5 years.

# **Service Charge:**

Available upon request.

#### EPC:

Available upon request.

# Legal and professional fees:

Each party to bear their own costs.

#### Rating Assessment:

Rateable Value (April 2023) - £31,000.

#### **Date Prepared:**

April 2024

#### **Contact Us:**

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