

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

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:

February 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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Grimsby - Victoria Street (77-79 Friargate Goad)
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