



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E

57 Friargate Freshney Place Shopping Centre, Grimsby



Rent: On application

Ground Floor Area

1,190 Sq ft / 0 Sq M

**UNDER
OFFER**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Freshney Place Shopping Centre is the principal retail destination within Grimsby. The scheme is anchored by Primark, JD Sports, Next and Marks and Spencer. It is currently undergoing re-development to bring a brand new leisure extension set for completion early 2025.

The subject unit is situated amongst neighbouring businesses like Poundland, Cooplands and Marks and Spencer.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1190	110.5
First Floor Ancillary	634	58.9

Tenure:

The unit is offered on a new fully repairing and insuring lease, for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £33,000. For further details visit Gov.uk or contact the business rates department at the local authority.

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:

The on-account service charge for the year 2023 stands at approximately £22,679.00

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:

October 2023

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