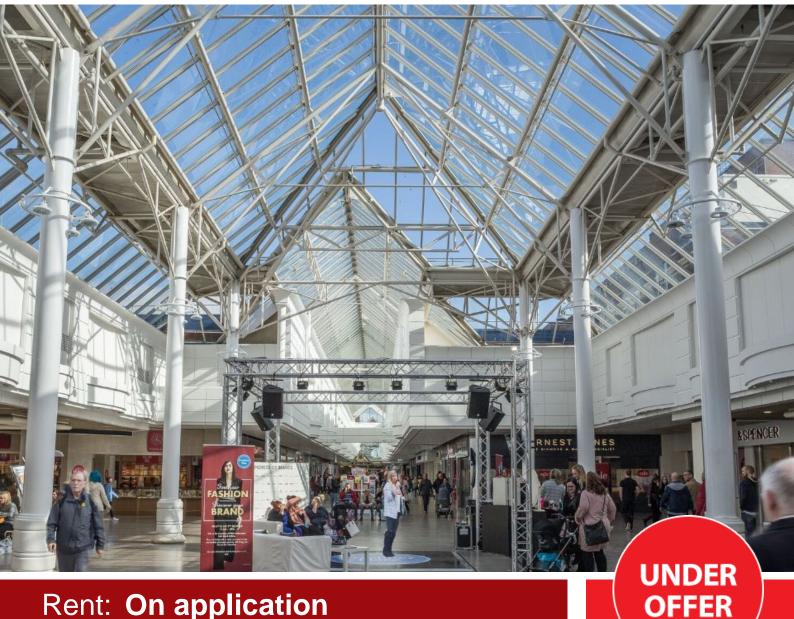


SHOPPING CENTRE PROPERTY / CLASS E 57 Friargate Freshney Place Shopping Centre, Grimsby



Rent: On application **Ground Floor Area** 1,190 Sq ft / 0 Sq M

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property at the time when the photographs were taken. Certain aspects of the property at the time when the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out to that a particular use is made of any part of the property his is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2023





57 Friargate, Freshney Place Shopping Centre, Grimsby

