

# To Let - **Under Offer**



## **Grimsby**

57 Friargate, Freshney Place Shopping Centre

Ground Floor: 1,190 sq ft (110.5 sq m)

Rent on Application

## Location & Description:

- 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:

Ground Floor Sales 1,190 sq ft (110.5 sq m)

First Floor Ancillary 634 sq ft (58.9 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £22,679.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £33,000.

### Date Prepared:

April 2024

### Contact Us:

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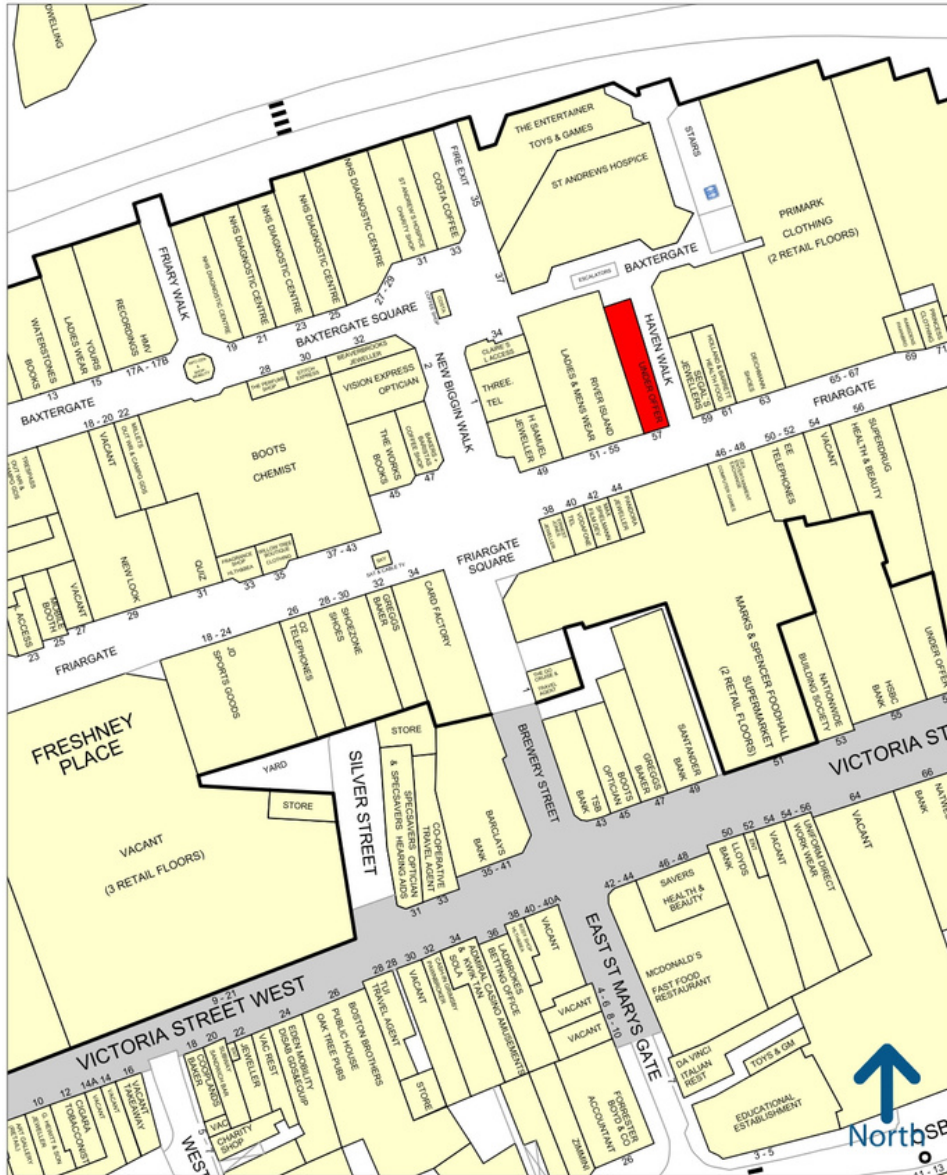
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Grimsby - Victoria Street



50 metres  
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