



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E

54 Friargate Freshney Place Shopping Centre , Grimsby



Rent: On application

Ground Floor Area

1,029 Sq ft / 96 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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SUBJECT TO VACANT POSSESSION, WITHOUT PREJUDICE

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.

Date Prepared:

November 2023

Subject to Contract

Without Prejudice

The subject unit is situated in a prime location opposite Primark, next door to Superdrug and EE.

Demise:	Sq Ft	Sq M
Ground Floor	1,029	96

Business Rates:

The premises currently has a rateable value of £26,000. 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 £16,128.51.

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.

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54 Friargate, Freshney Place Shopping Centre, Grimsby

