

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

## Viewing Strictly through the joint letting agents.

### **Barker Proudlove**

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#### **Jamieson Mills**

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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.

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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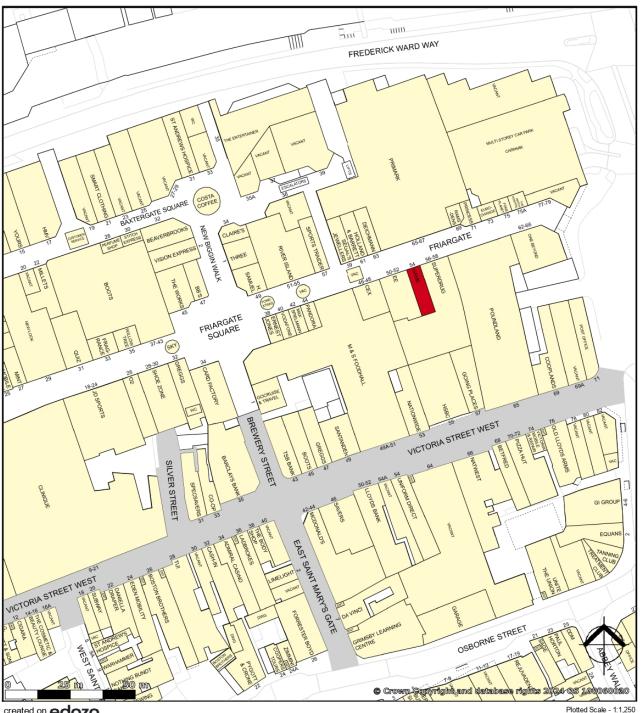
Date Prepared: November 2023

Subject to Contract Without Prejudice





#### 54 Friargate, Freshney Place Shopping Centre, Grimsby



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