



**barkerproudlove**  
retail property consultants

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## SHOPPING CENTRE PROPERTY / CLASS E

9 Baxtergate Freshney Place Shopping Centre, Grimsby



**Rent: On application**  
**Ground Floor Area**  
1,813 Sq ft / 0 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

### **Barker Proudlove**

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### **Jamieson Mills**

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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.

**Date Prepared:**

November 2023

Subject to Contract

The subject unit is situated amongst neighboring businesses like Next, Waterstones and Boots.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,813	168.4
Upper Floor	1,137	105.6

**Business Rates:**

The premises currently has a rateable value of £41,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £34,216.67.

**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.

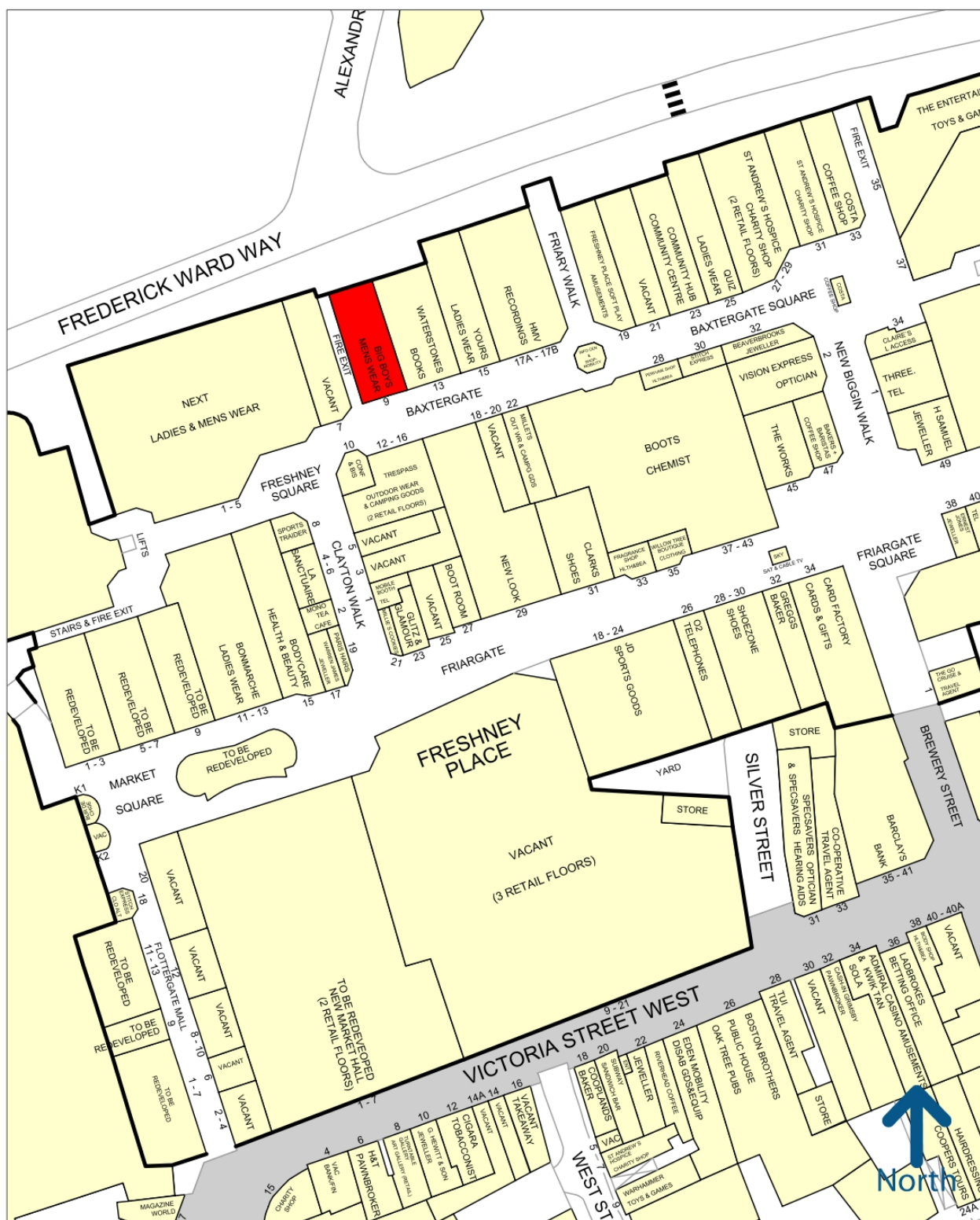
**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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Grimsby - Victoria Street



Experian Goad Plan Created: 30/11/2023

Created By: Barker Proudlove Ltd

