

To Let



Grimsby

9 Baxtergate, Freshney Place Shopping Centre

Ground Floor: 1,813 sq ft (168.4 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 in 2027.**
- **The subject unit is situated amongst neighbouring businesses like Next, Waterstones and Boots.**

Demise:

Ground Floor 1,813 sq ft (168.4 sq m)

Upper Floor 1,137 sq ft (105.6 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 £42,659.52.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £33,500.

Date Prepared:

Updated May 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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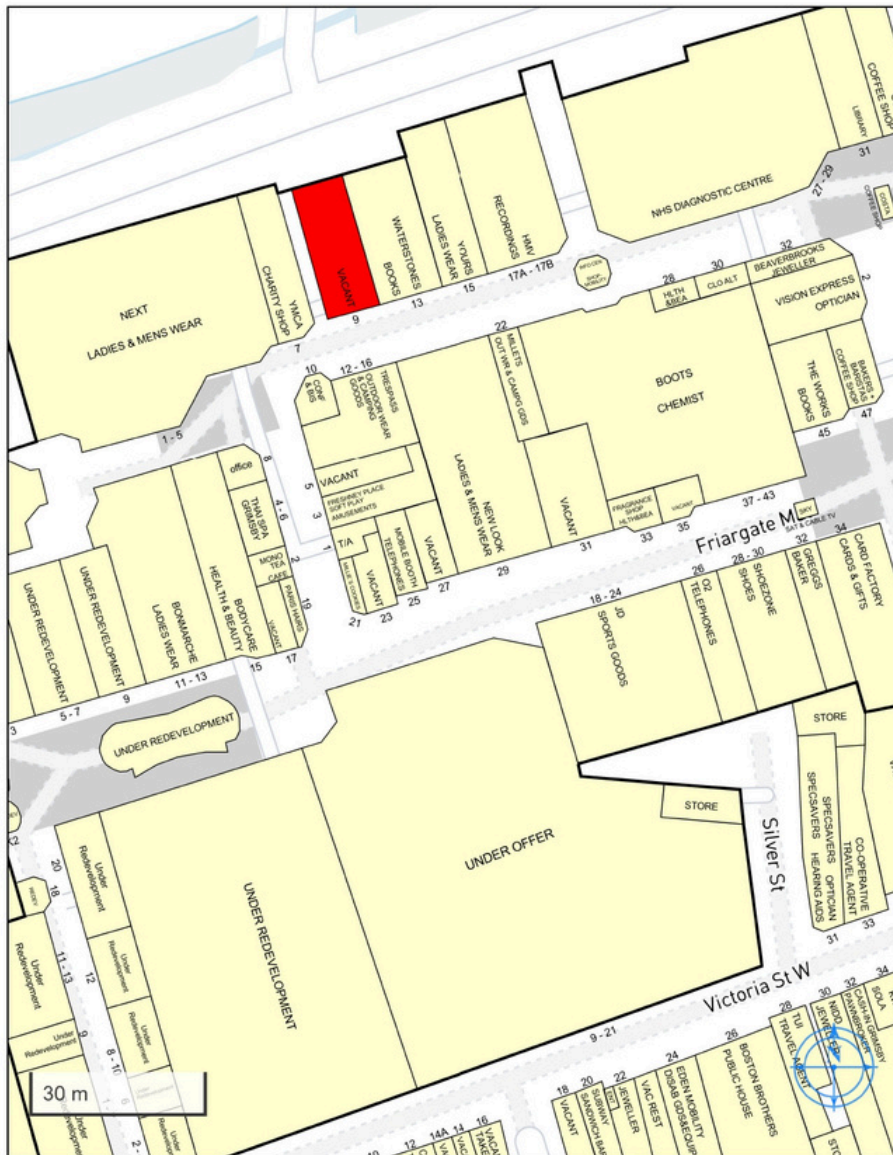
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Grimsby - Victoria Street (9 Baxtergate Goad)
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