

To Let



Grimsby

37 Baxtergate, Freshney Place Shopping Centre

7,208 sq ft (670 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 Costa, The Entertainer and Claires Accessories.**
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Demise:

Ground Floor 7,208 sq ft (670 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 £60,320.66.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £60,000.

Date Prepared:

February 2025

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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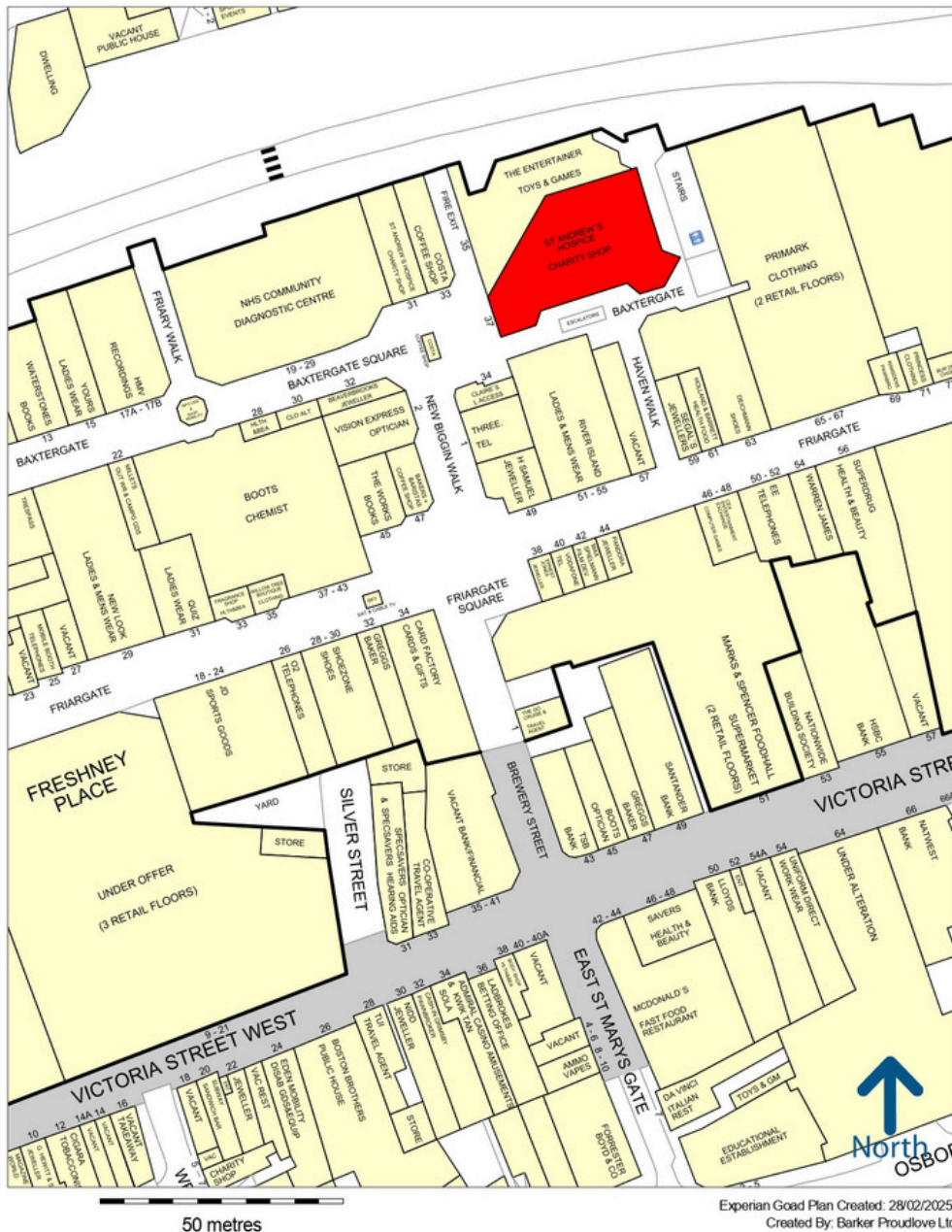
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Grimsby - Victoria Street



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