

# 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.**

**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 £75,204.57.

**EPC:**

Available on request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £48,250.

**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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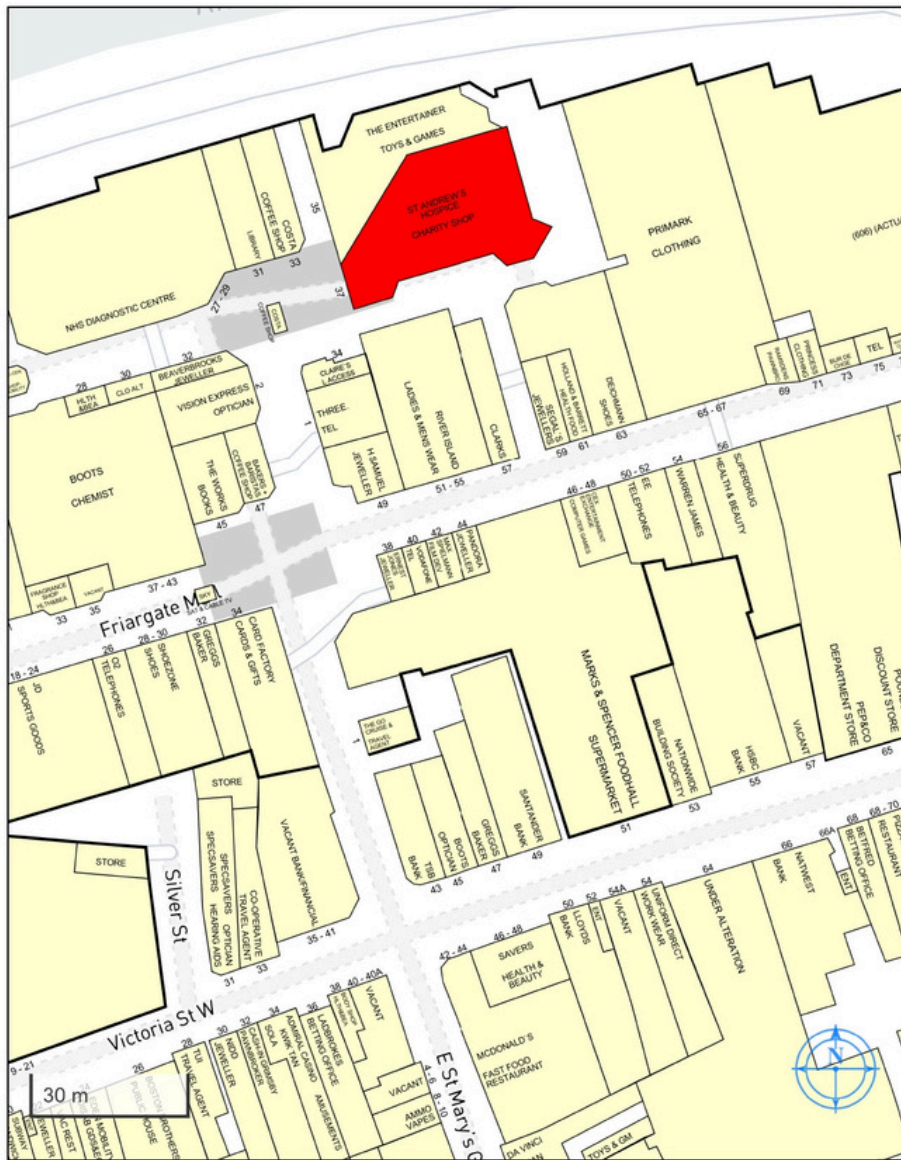
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**Grimsby - Victoria Street (37 Baxtergate Goad)**  
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