



**barkerproudlove**  
retail property consultants

**Leeds Office:** 0113 388 4848

**Manchester Office:** 0161 631 2852

## SHOPPING CENTRE PROPERTY / CLASS E

8 Clayton Walk Freshney Place Shopping Centre , Grimsby



**Rent: On application**  
**Ground Floor Area**  
561 Sq ft / 52 Sq M

**TO  
LET**

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

### **Barker Proudlove**

Jack Deakin  
Mob: 07591 835782

Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)

Kiera McLaughlin  
Mob: 07591 835776

Email: [kiera@barkerproudlove.co.uk](mailto:kiera@barkerproudlove.co.uk)

Mark Proudlove  
Mob: 07808 479310

Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

### **Jamieson Mills**

Jamie Simister  
Tel: 020 3746 6882

Mob: 07551 760696



**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:**

October 2023

Subject to Contract

The subject unit is situated amongst neighbouring businesses like Next and Waterstones

| <b>Demise:</b> | <b>Sq Ft</b> | <b>Sq M</b> |
|----------------|--------------|-------------|
| Ground Floor   | 561          | 52.1        |

**Business Rates:**

The premises currently has a rateable value of £18,250. 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 £6,176.19.

**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.

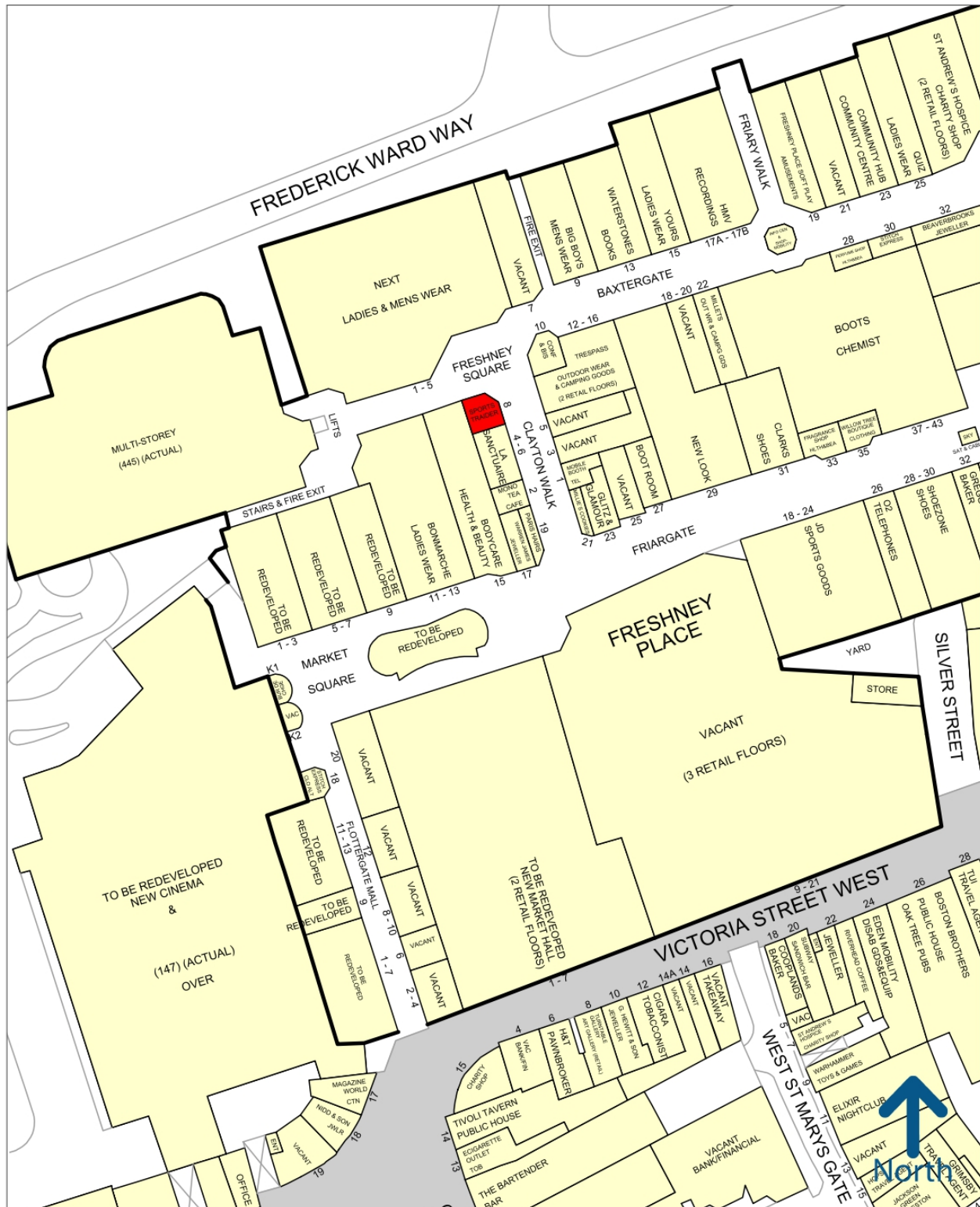
**VAT:**

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

