



**barkerproudlove**  
retail property consultants

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## SHOPPING CENTRE PROPERTY / CLASS E

8 Clayton Walk Freshney Place Shopping Centre , Grimsby



**Rent: On application**  
**Ground Floor Area**  
561 Sq ft / 0 Sq M

**TO  
LET**

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

### **Barker Proudlove**

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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:**

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 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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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8 Clayton Walk, Freshney Place Shopping Centre, Grimsby

