

Leeds Office: 0113 388 4848

# To Let



# Grimsby

23 Friargate, Freshney Place Shopping Centre

551 sq ft (51.2 sq m) Rent on Application

## Barker Proudlove

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### 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 Boots, JD Sports and New Look.

#### Demise:

Ground Floor 551 sq ft(51.2 sq m) Remote Store 332 sq ft(30.8 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 £9,273.08.

#### EPC:

Available on request.

#### Legal and Professional Fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £17,000.

#### **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.

### Contact Us: Kiera McLaughlin

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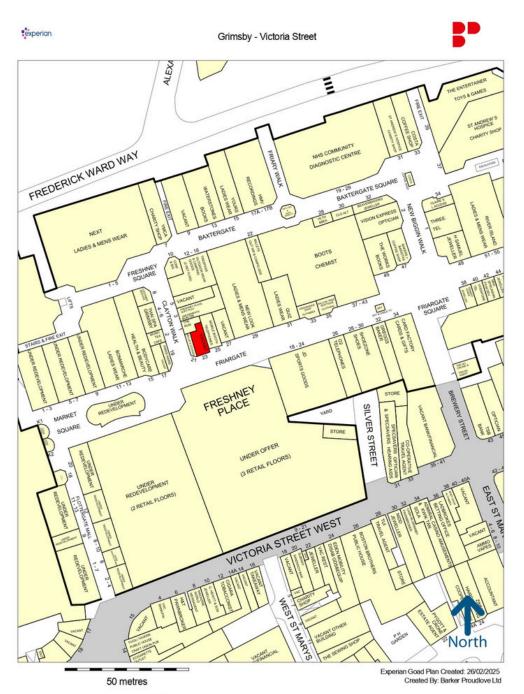
#### Joint Agent:

Jamieson Mills Jamie Simister 07551 760696

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