

# To Let



## Grimsby

35 Friargate, Freshney Place Shopping Centre

468 sq ft (43.5 sq m)

Rent on Application

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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 Greggs.

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**Demise:**

Ground Floor 468 sq ft (43.5 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 £6,382.47.

**EPC:**

Available on request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £25,750.

**Date Prepared:**

July 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**

07591 835776

kiera@barkerproudlove.co.uk

**Mark Proudlove**

07808 479310

mark@barkerproudlove.co.uk

**Joint Agent:**

**Jamieson Mills**

Jamie Simister

07551 760696



Grimsby - Victoria Street (35 Friargate)

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[salesG@uk.experian.com](mailto:salesG@uk.experian.com)

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