

To Let



Grimsby

35 Friargate, Freshney Place Shopping Centre

Ground Floor Area: 468 sq ft (43.5 sq m)

Rent on Application

Location & Description:

- Freshney Place Shopping Centre is the principal retail destination within Grimsby. The scheme is anchored by Primark, Next and Marks and Spencer.
 - It is currently undergoing re-development to bring a brand new leisure extension set for completion in 2027.
 - The unit would lend itself perfect for an independent retailer being situated close to New Look, Shoe Zone, Card Factory 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:

October 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.

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Grimsby - Victoria Street (35 Friargate Goad)

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