

To Let



Grimsby

34 Baxtergate, Freshney Place Shopping Centre

Ground Floor Area: 877 sq ft (81.5 sq m)

Rent on Application

Subject to Vacant Possession

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 subject unit is situated close to Costa, Vision Express, Beaverbrooks and the newly opened NHS Diagnostic Centre.**

Demise:

Ground Floor 877 sq ft (81.5 sq m)
First Floor 328 sq ft (30.5 sq m)

Rent:

Available upon request.

Lease:

New effectively FRI lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £18,955.21.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £21,000.

Date Prepared:

Updated May 2026

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 (34 Baxtergate Goad)
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