

To Let



Grimsby

51-55 Friargate, Freshney Place Shopping Centre

Ground Floor Area: 5,231 sq ft (486 sq m)

Rent on Application

Subject to formal 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.
- The western section of the scheme is currently undergoing re-development to bring a brand new leisure extension set for completion in 2027.
- Central scheme location with prominent wide frontage onto prime Friargate.
- The subject unit is close to Primark, Clarks and Pandora.

Demise:

Ground Floor 5,231 sq ft (486 sq m)
First Floor 1,889 sq ft (175 sq m)
Dual front and rear shopper entrances.

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, a new effectively FRI lease for a term of years to be agreed.

Service Charge:

On-account service charge stands at approximately £77,268.92.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £116,000.

Date Prepared:

November 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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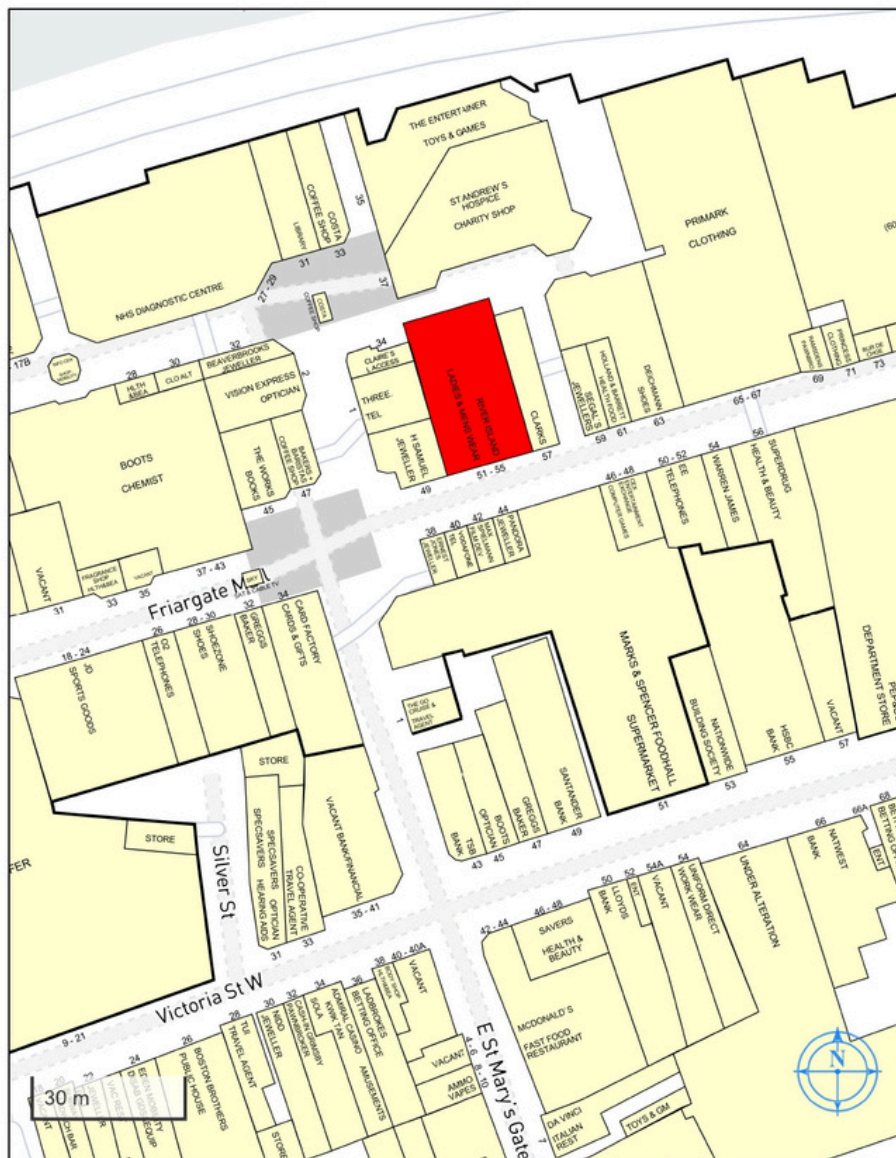
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Grimsby - Victoria Street (51-55 Friargate Goad)

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