

# 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**

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**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.**

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**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 2026) – £103,000.

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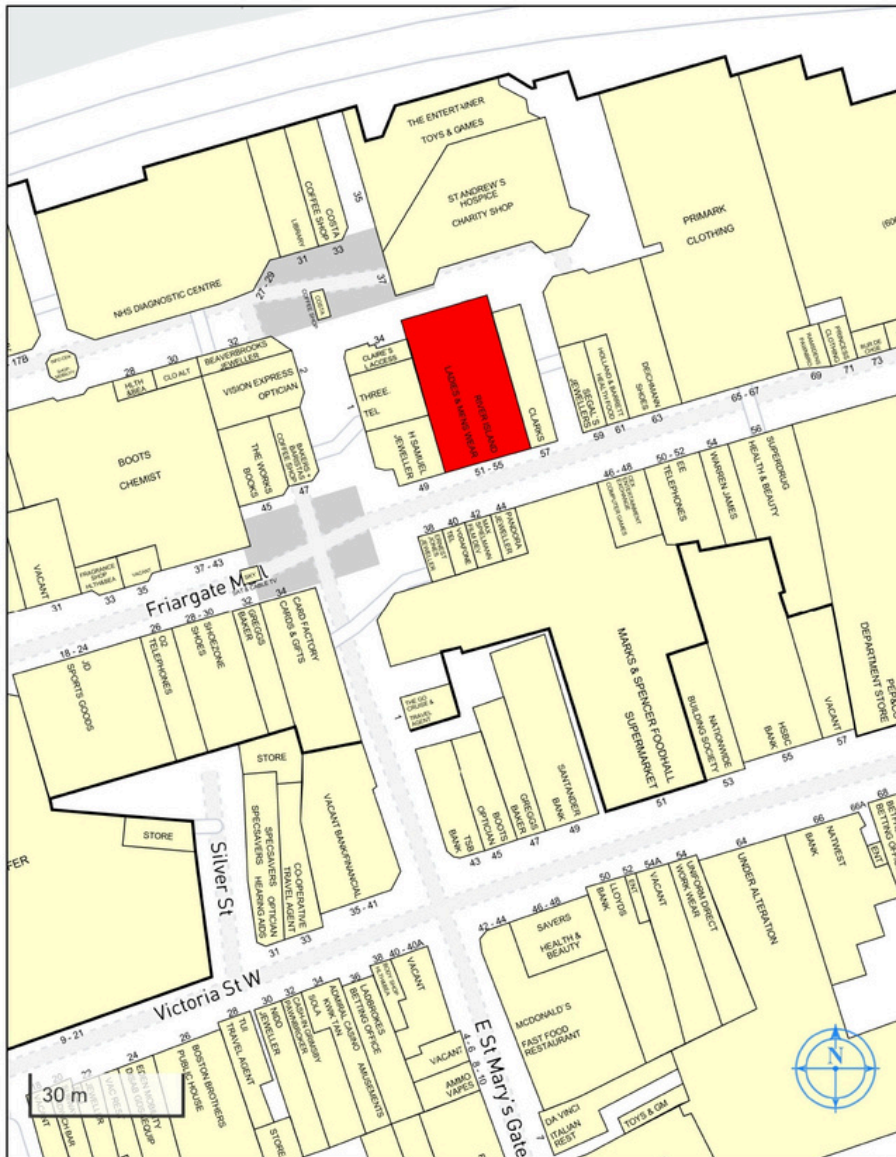
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Grimsby - Victoria Street (51-55 Friargate Goad)  
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