



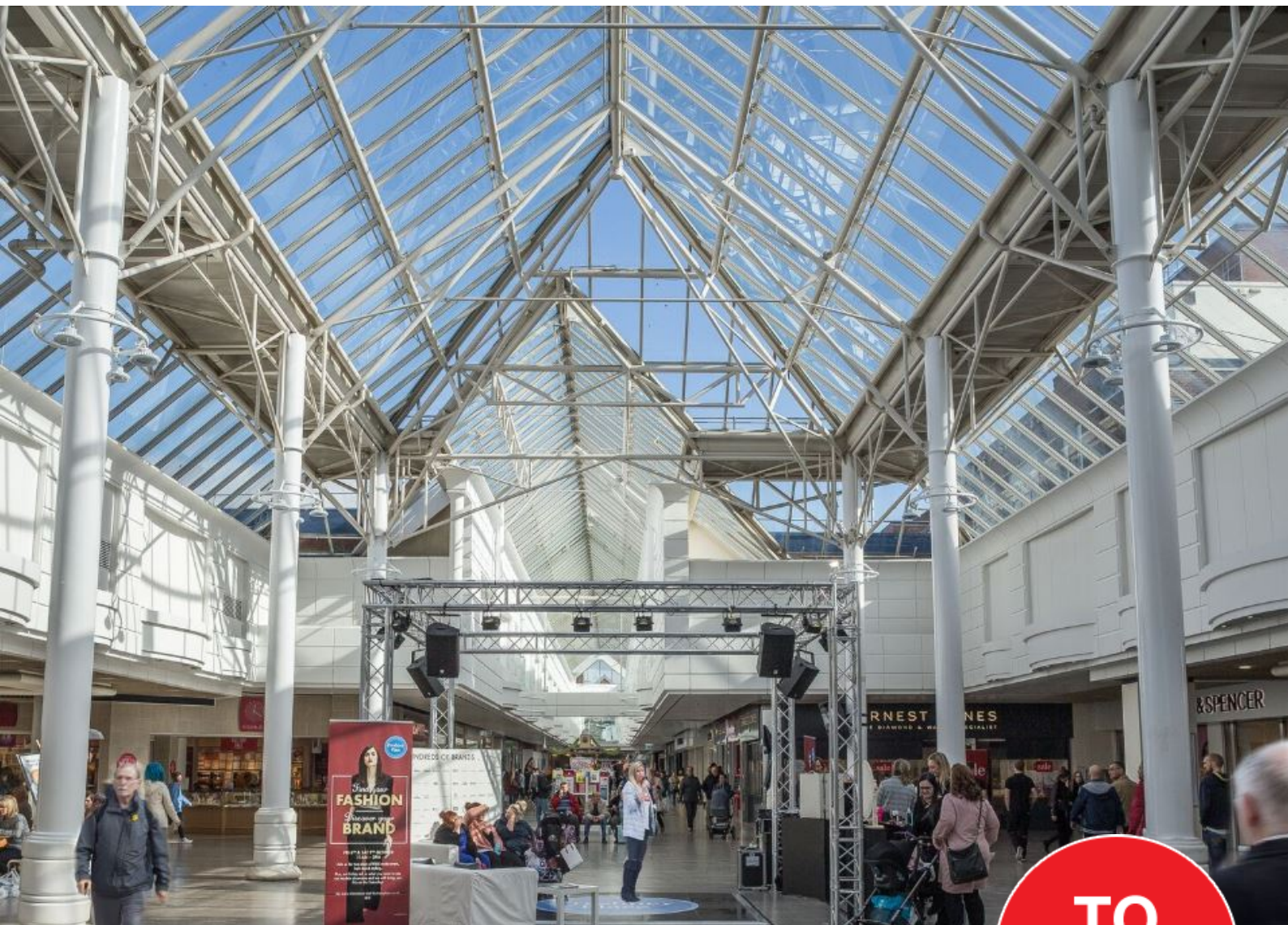
barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

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SHOPPING CENTRE PROPERTY / CLASS E

5 Clayton Walk Freshney Place Shopping Centre, Grimsby



Rent: On application
Ground Floor Area
881 Sq ft / 82 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The property is situated on Clayton Walk with nearby retailers including Next, Trespass and Millie's Cookies.

Date Prepared:

January 2023

Subject to Contract

Accommodation:

The unit is arranged over ground and first floors.

| Demise: | Sq Ft | Sq M |
|-----------------------|--------------|-------------|
| Ground Floor Sales | 881 | 81.84 |
| First Floor Ancillary | 298 | 27.68 |

Rent:

Upon application. All inclusive offers will be considered, subject to overall lease terms.

Tenure:

The unit is offered on a new lease for a term to be agreed. A short term lease will be considered.

Business Rates:

The premises has a rateable value of £19,750 effective as of 1st April 2023.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Service Charge figures for 2023 are to be confirmed shortly.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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5 Clayton Walk, Freshney Place Shopping Centre, Grimsby

