

To Let



Grimsby

31 Baxtergate, Freshney Place Shopping Centre

Ground Floor: 1,494 sq ft (138.79 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 redevelopment to bring a brand new leisure extension set for completion in 2027.
- The subject premises is situated adjacent to Costa with TK Maxx, Primark and The Entertainer all in the immediate vicinity.

Demise:

Ground Floor Sales 1,494 sq ft (138.79 sq m)

First Floor Ancillary 590 sq ft (54.81 sq m)

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £26,500.

Date Prepared:

February 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.

Contact Us: Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk

Mark Proudlove

07808 479310

mark@barkerproudlove.co.uk

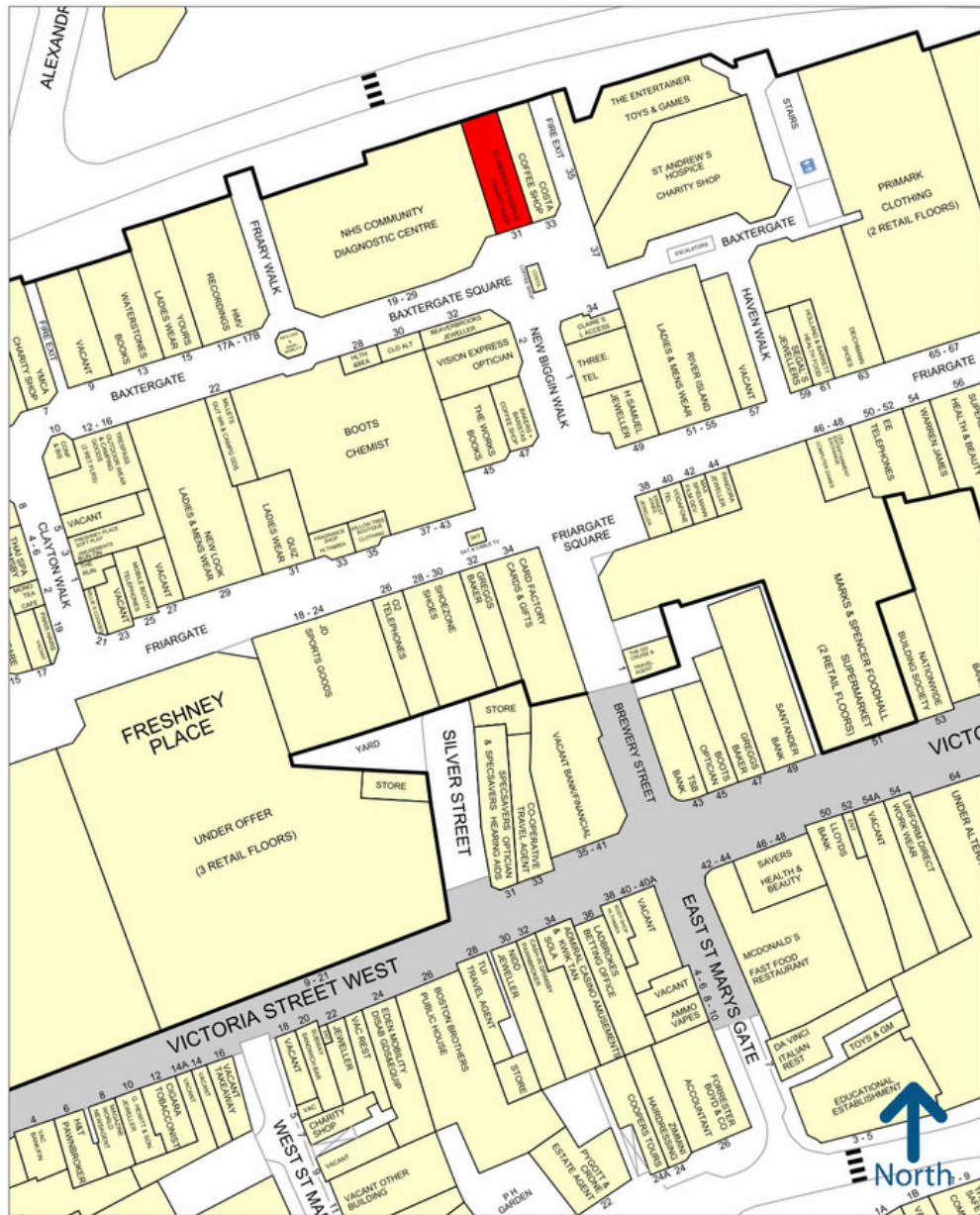
Joint Agent:**Jamieson Mills**

Jamie Simister

07551 760696



Grimsby - Victoria Street



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