

To Let



Grimsby

3 Clayton Walk, Freshney Place Shopping Centre

Ground Floor: 1,070 sq ft (99 sq m)

Rent on Application

Location & Description:

- **The property is situated on Clayton Walk.**
- **Nearby retailers including Next, Bodycare, Bon Marche and Trespass.**

Demise:

Ground Floor Sales 1,070 sq ft (99.4 sq m)
First Floor Ancillary 300 sq ft (27.9 sq m)

Rent:

Offers invited.

All inclusive offers will be considered subject to all other lease terms.

Lease:

New lease for a term to be agreed.
Short term lease will be considered.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment - C

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £22,000.

Date Prepared:

April 2024

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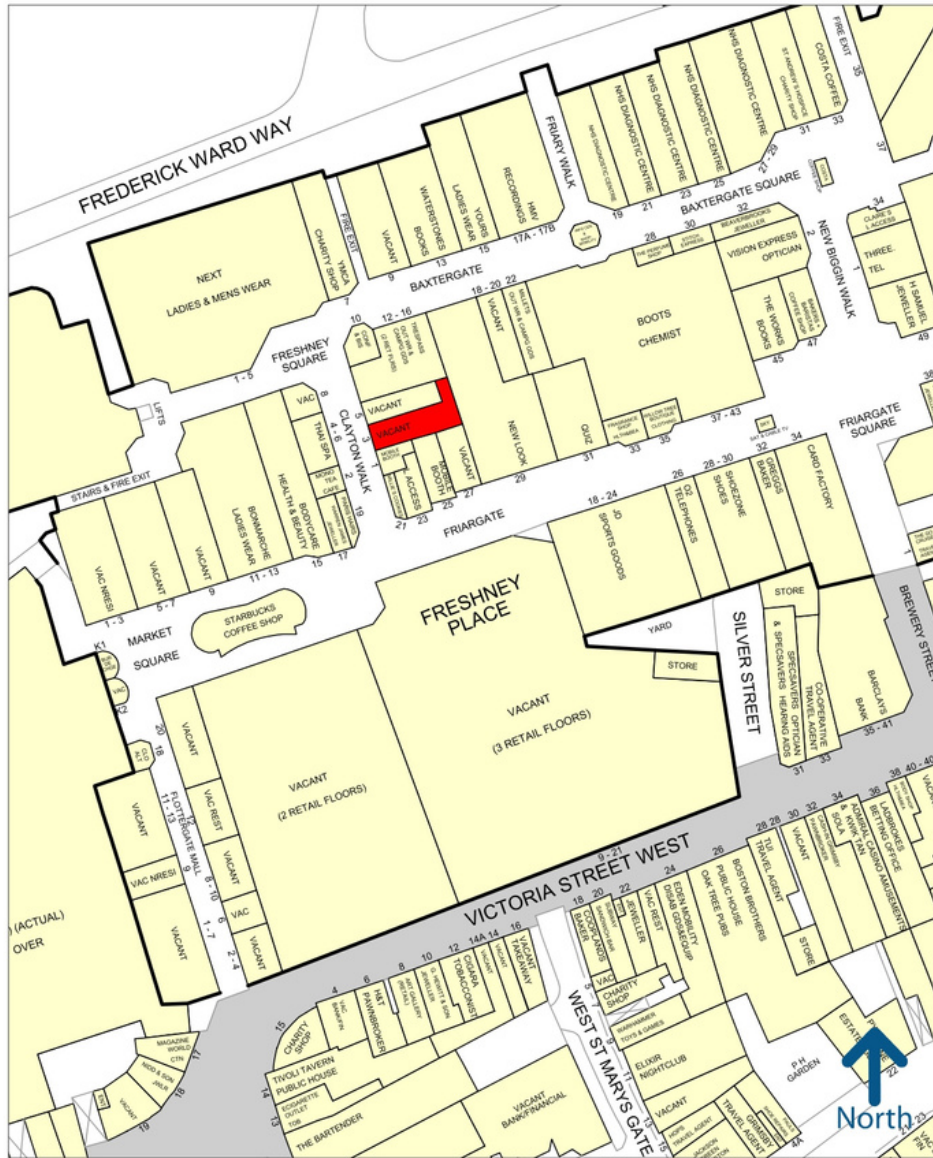
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Grimsby - Victoria Street



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