

SHOPPING CENTRE PROPERTY / CLASS E

Unit 62-64 Friargate Freshney Place Shopping Centre, Grimsby

**LET****Rent: On application****Ground Floor Area**

4,515 Sq ft / 419 Sq M

Viewing Strictly through the joint letting agents.**Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk**Jamieson Mills****Jamie Simister****Tel:** 020 3746 6882**Mob:** 07551 760696

CORNER ENTRANCE LOCATION**Location:**

Located at the eastern Riverhead entrance, the unit is situated close to Primark, New Look and M&S.

Shopper access and egress to and from the eastern multi storey car park is located opposite.

Accommodation:

There is potential to create a ground floor lock up unit(s) with a self-contained first floor unit. Please enquire for floor plans and further details.

Demise:	Sq Ft	Sq M
Ground Floor Sales	4,515	419.5
First Floor Ancillary	4,440	412.5

Rent:

Upon application.

Tenure:

A new effectively full and repairing lease is available for a term to be agreed. Short term occupancy will be considered.

Business Rates:

The premises currently has a rateable value of £89,000. For further details visit Gov.uk or contact the business rates department at the local authority.

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 - Available on request

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.

Date Prepared:

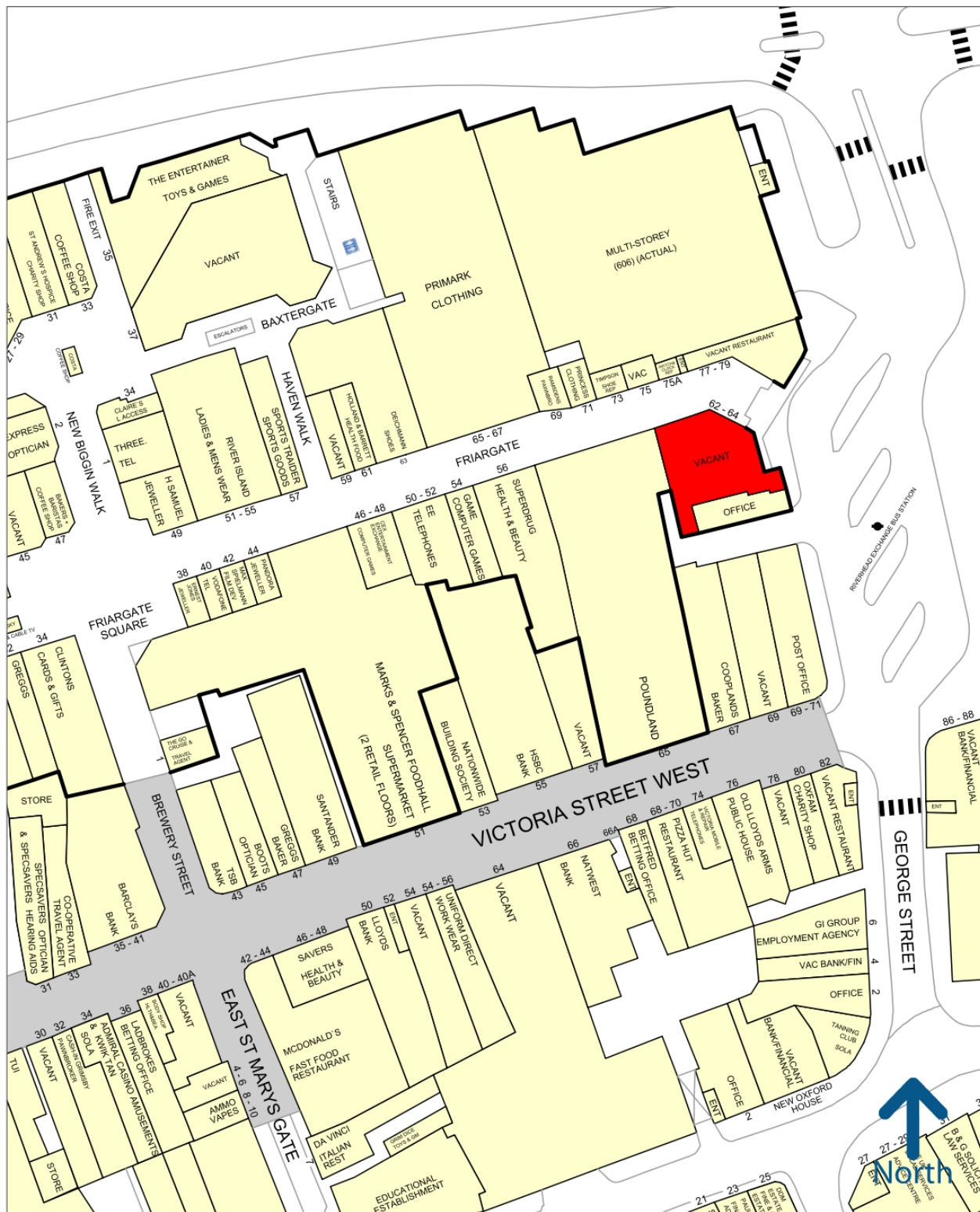
January 2023

Subject to Contract

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Grimsby - Victoria Street



50 metres

Experian Goad Plan Created: 08/08/2022

Created By: Barker Proudlove Ltd

