

SHOPPING CENTRE PROPERTY / CLASS E

77-79 Friargate Freshney Place Shopping Centre, Grimsby

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

1,750 Sq ft / 163 Sq M

**TO
LET****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**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk

**RIVERHEAD ENTRANCE LOCATION WITH DUAL
INTERNAL AND EXTERNAL FRONTAGE AND
ACCESS****Location:**

Excellent entrance location overlooking Riverhead Square, with internal mall frontage opposite New Look. Primark and M&S located close by.

The east multi-storey car park is located immediately above the subject unit.

Potential to trade from this unit outside of the usual shopping centre hours due to the external access, subject to consents.

| Demise: | Sq Ft | Sq M |
|-----------------------|--------------|-------------|
| Ground Floor Area | 1750 | 162.5 |
| First Floor Ancillary | 640 | 59.5 |

Tenure:

The unit is available by way of a full repairing and insuring lease, for a term of years to be agreed. Short term occupation will also be considered.

Business Rates:

The premises has a rateable value of £31,000 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 - 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:

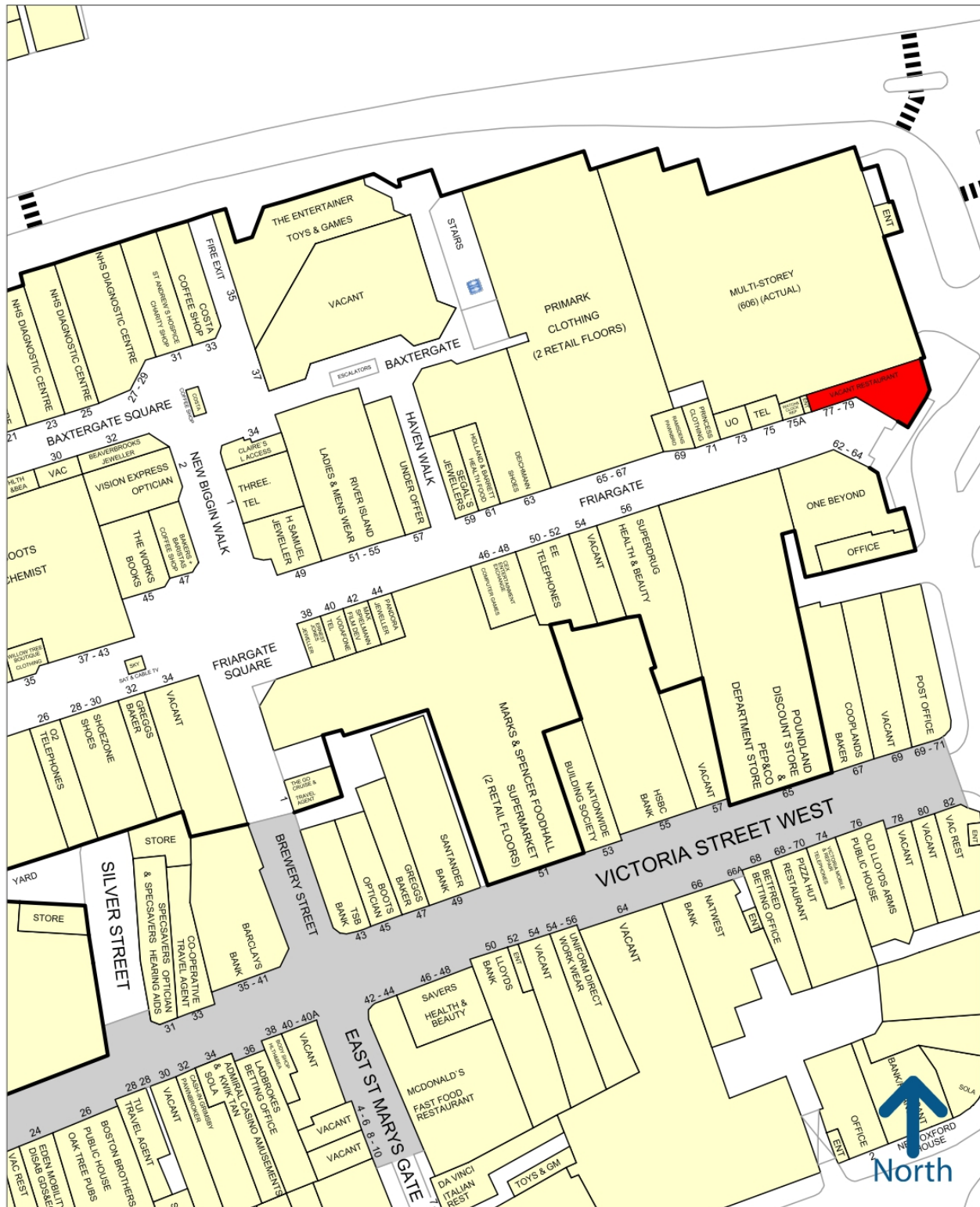
January 2023

Subject to Contract

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Grimsby - Victoria Street



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