



## SHOPPING CENTRE PROPERTY / CLASS E

28-30 Friargate Freshney Place Shopping Centre, Grimsby



**Rent: On application**

**Ground Floor Area**

2,990 Sq ft / 278 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Jamieson Mills**

Jamie Simister

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**Location:**

Prime, central location situated opposite Boots and close to M&S, Clarks, O2 and JD Sports.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2990	277.8
First Floor Ancillary	980	91.0

**Rent:**

Upon application

**Tenure:**

A new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £94,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £38,900.

**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:**

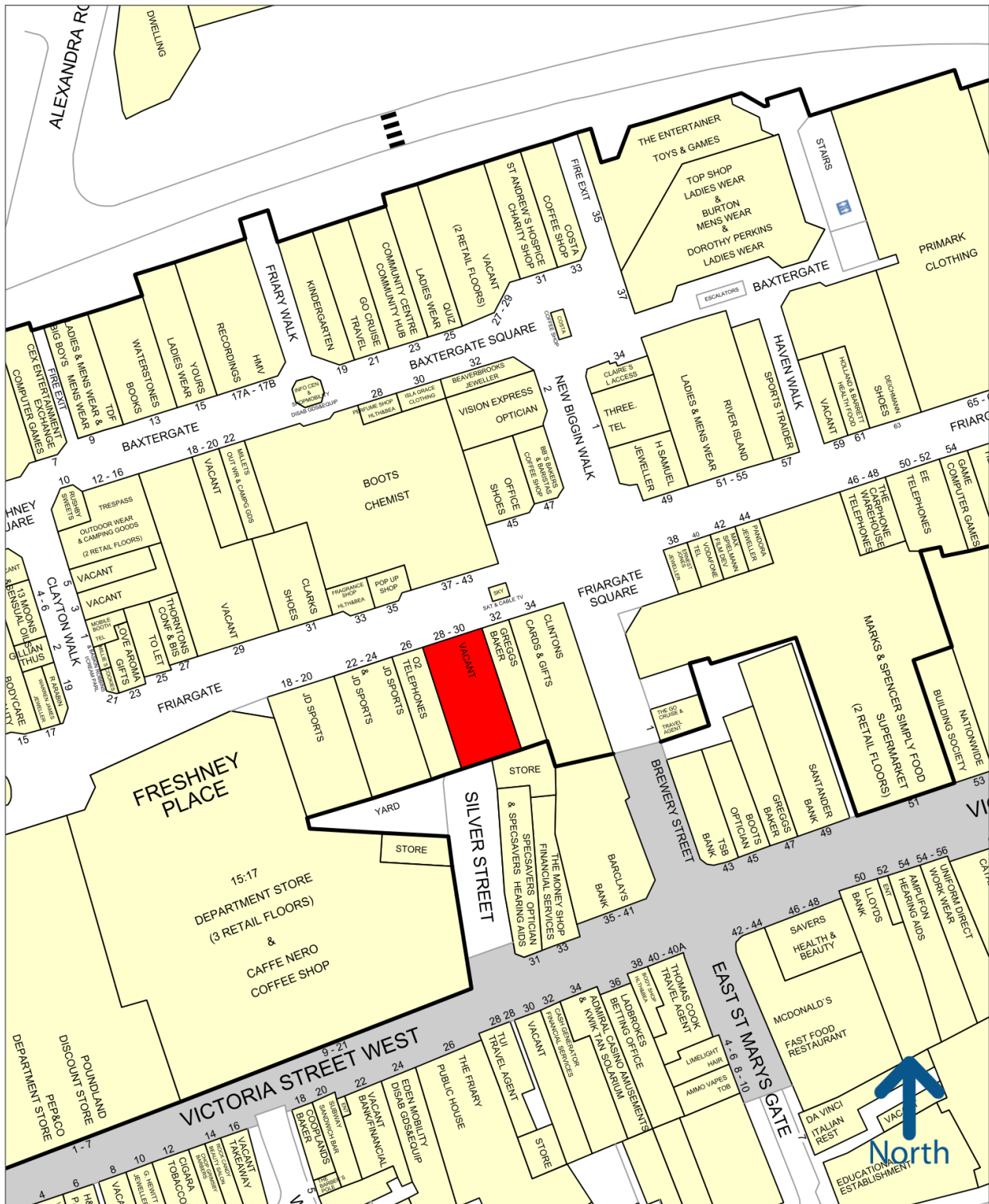
October 2020

Subject to Contract

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Grimsby - Victoria Street



Experian Goad Plan Created: 21/10/2020  
Created By: Barker Proudlove Ltd

50 metres