

SHOPPING CENTRE PROPERTY / CLASS E

9 Baxtergate Freshney Place Shopping Centre, Grimsby

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

1,813 Sq ft / 0 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk**Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk

Location:

Freshney Place Shopping Centre is the principal retail destination within Grimsby. The scheme is anchored by Primark, JD Sports, Next and Marks and Spencer. It is currently undergoing re-development to bring a brand new leisure extension set for completion early 2025.

Date Prepared:

November 2023

Subject to Contract

The subject unit is situated amongst neighboring businesses like Next, Waterstones and Boots.

Demise:	Sq Ft	Sq M
Ground Floor	1,813	168.4
Upper Floor	1,137	105.6

Business Rates:

The premises currently has a rateable value of £41,500. 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:

The on-account service charge for the year 2023 stands at approximately £34,216.67.

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.

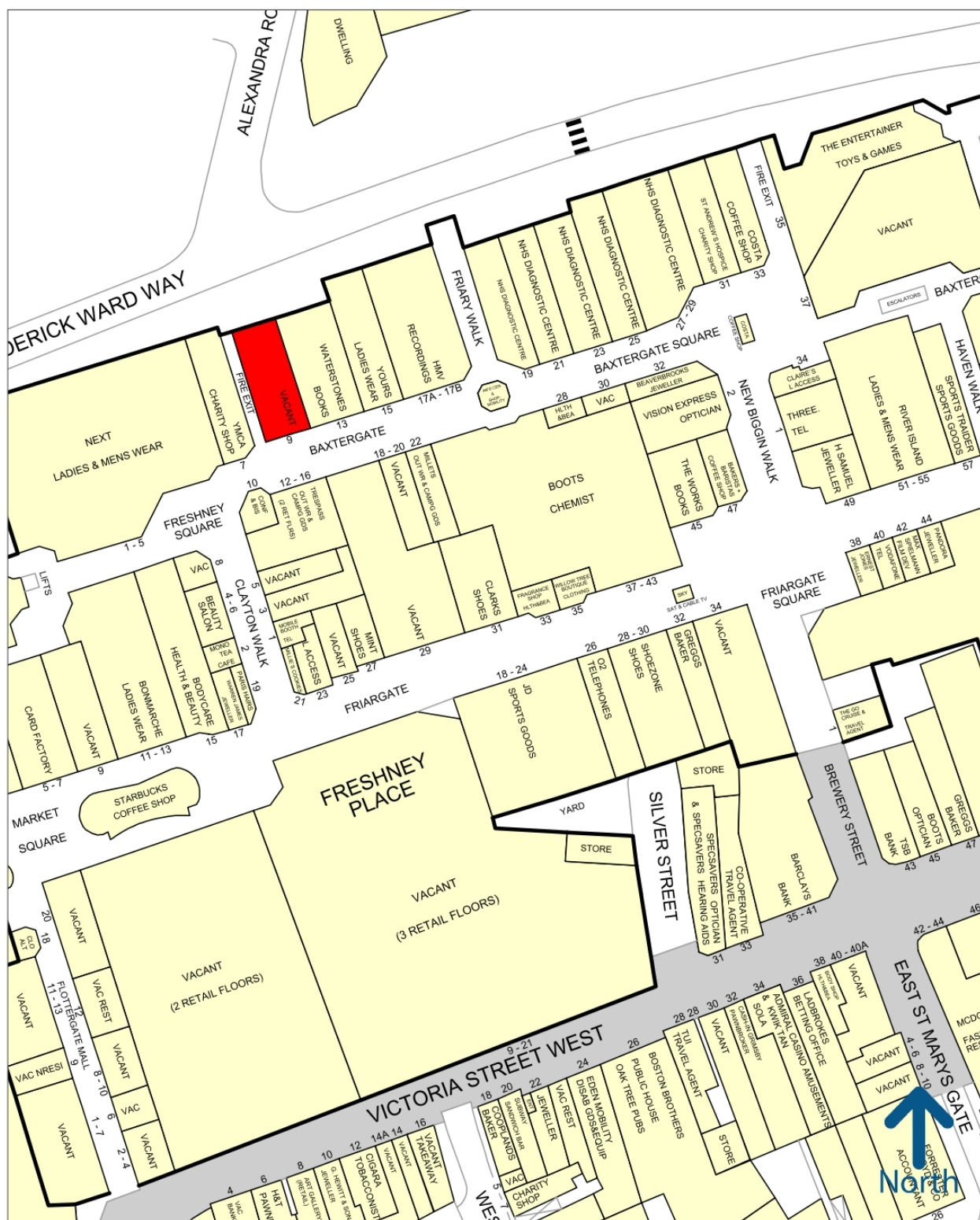
VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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Grimsby - Victoria Street



Experian Goad Plan Created: 21/02/2024

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