

SHOPPING CENTRE PROPERTY / CLASS E

37 Baxtergate Freshney Place Shopping Centre, Grimsby



**Rent: On application**

**Ground Floor Area**

6,376 Sq ft / 0 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

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**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.

Subject to Contract

The subject unit is situated amongst neighboring businesses like Costa, The Entertainer and Claires Accessories

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	7,208	

**Business Rates:**

The premises currently has a rateable value of £60,000. 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £60,320.66.

**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.

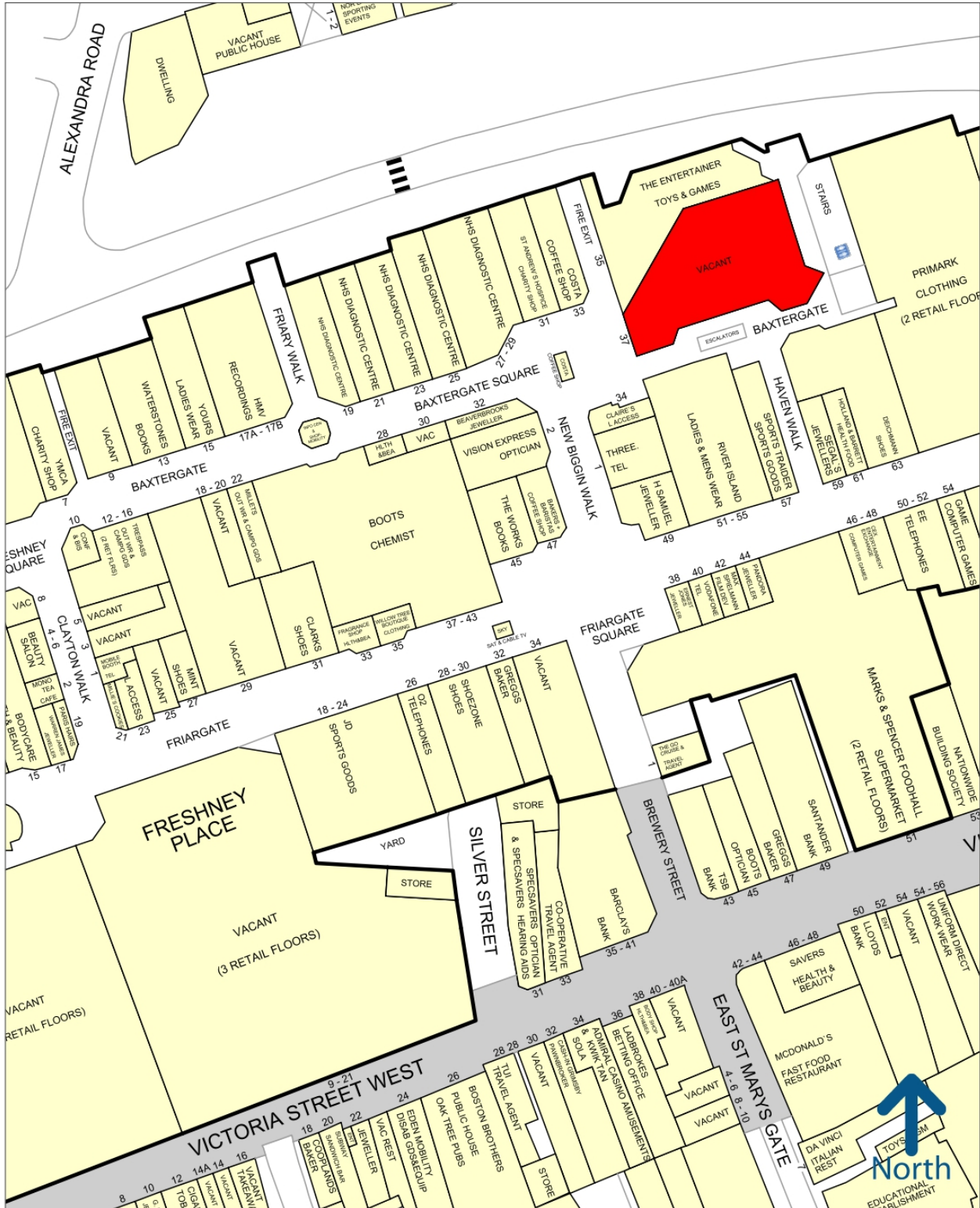
**Date Prepared:**

November 2023

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## Grimsby - Victoria Street



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Created By: Barker Proudlove Ltd

