Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

27-29 Baxtergate Square Freshney Place Shopping Centre, Grimsby



WITHDRAWN

Rent: **On application**

Ground Floor Area
4,280 Sq ft / 398 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:
The unit occupies a prominent position on Baxtergate, adjacent to Quiz Clothing and the busy Costa mall cafe. Other retailers trading in close proximity include The Entertainer, Beaverbrooks, and TK Maxx.

Accommodation:
The subject premises are arranged over two trading floors, plus an additional ancillary floor.

Demise:	Sq Ft	Sq M
Ground Floor Sales	4280	397.61
First Floor Sales	2326	216.09
Second Floor	1328	123.37

Rent:
Upon application

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

Business Rates:
The premises has a rateable value of £64,000 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 - D

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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50 metres

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Map data

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