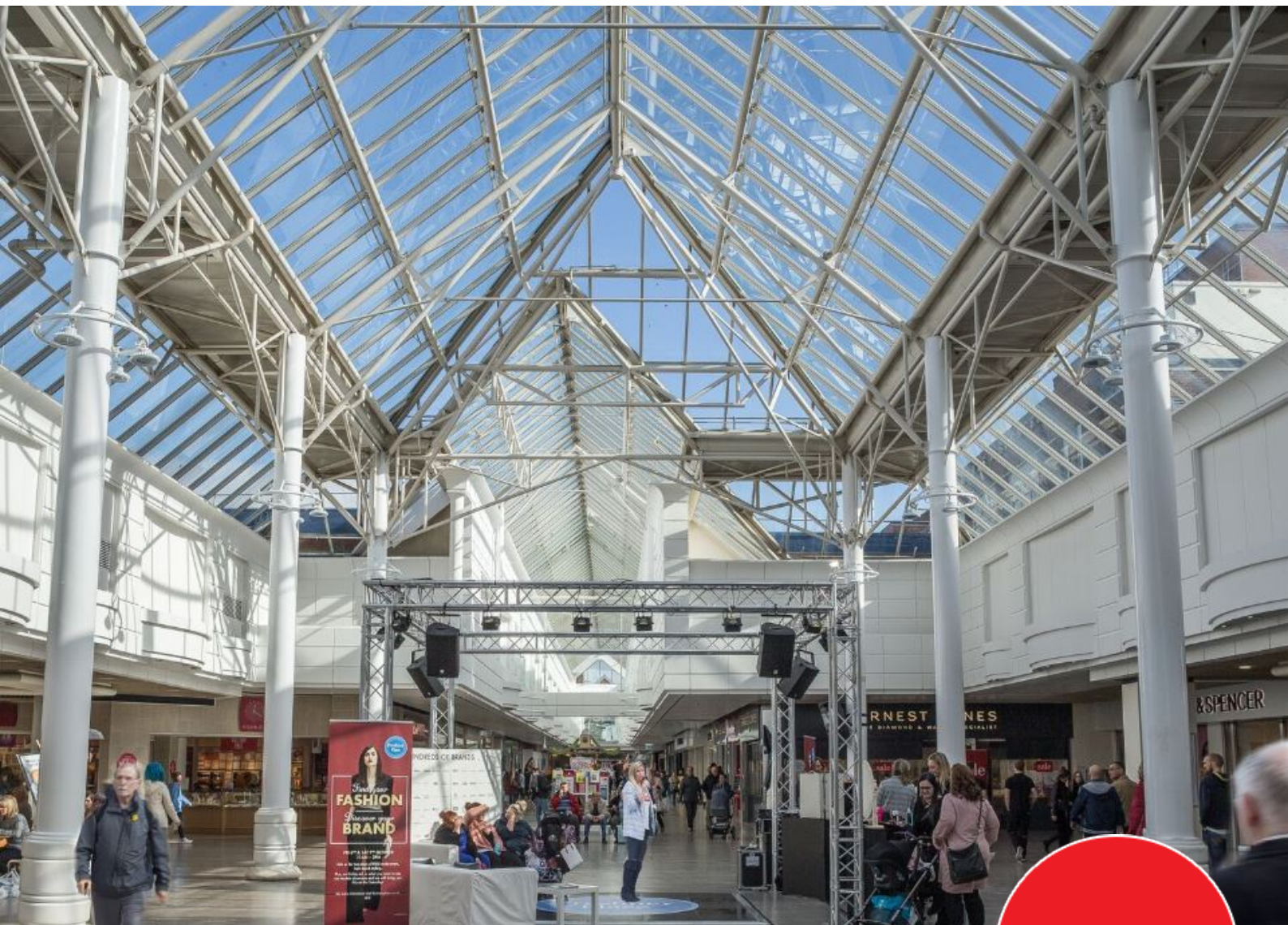


SHOPPING CENTRE PROPERTY / CLASS A1

1-3 Friargate Freshney Place Shopping Centre, Grimsby

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

2,836 Sq ft / 264 Sq M

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

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Tom Prescott

Mob: 07841 168163

Email: tom@barkerproudlove.co.uk**Jamieson Mills**

Jamie Simister

Tel: 020 3746 6882

Mob: 07551 760696

Location:

The unit benefits from excellent sight lines from the Flottergate entrance, located adjacent to the indoor market, Card Factory, The Works and Starbucks mall cafe.

Date Prepared:

February 2020

Subject to Contract

Accommodation:

The premises do have the potential to be split to suit specific requirements.

Demise:

	Sq Ft	Sq M
Ground Floor Sales	2836	263.46
First Floor Ancillary	787	73.11

Rent:

Upon application

Tenure:

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

Business Rates:

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

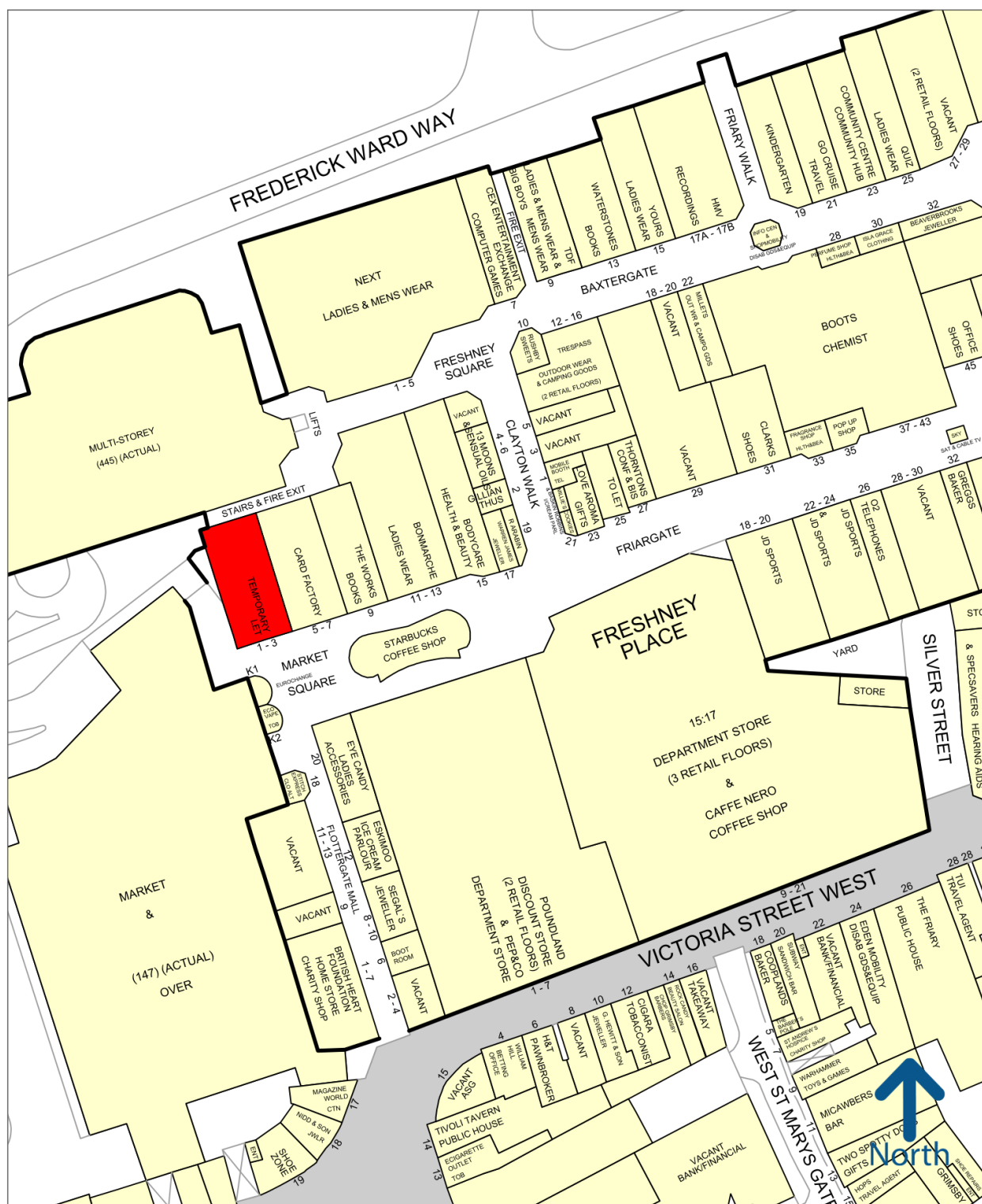
VAT:

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020



Grimsby - Victoria Street



50 metres

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

