

SHOPPING CENTRE PROPERTY / CLASS E

5 Clayton Walk Freshney Place Shopping Centre, Grimsby



**Rent: On application**

**Ground Floor Area**

881 Sq ft / 82 Sq M

**TO  
LET**

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

**Barker Proudlove**

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**Location:**

The property is situated on Clayton Walk with nearby retailers including Next, Trespass and Millie's Cookies.

**Date Prepared:**

January 2023

Subject to Contract

**Accommodation:**

The unit is arranged over ground and first floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	881	81.84
First Floor Ancillary	298	27.68

**Rent:**

Upon application. All inclusive offers will be considered, subject to overall lease terms.

**Tenure:**

The unit is offered on a new lease for a term to be agreed. A short term lease will be considered.

**Business Rates:**

The premises has a rateable value of £19,750 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](http://www.gov.uk).

**Service Charge:**

Service Charge figures for 2023 are to be confirmed shortly.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

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

**VAT:**

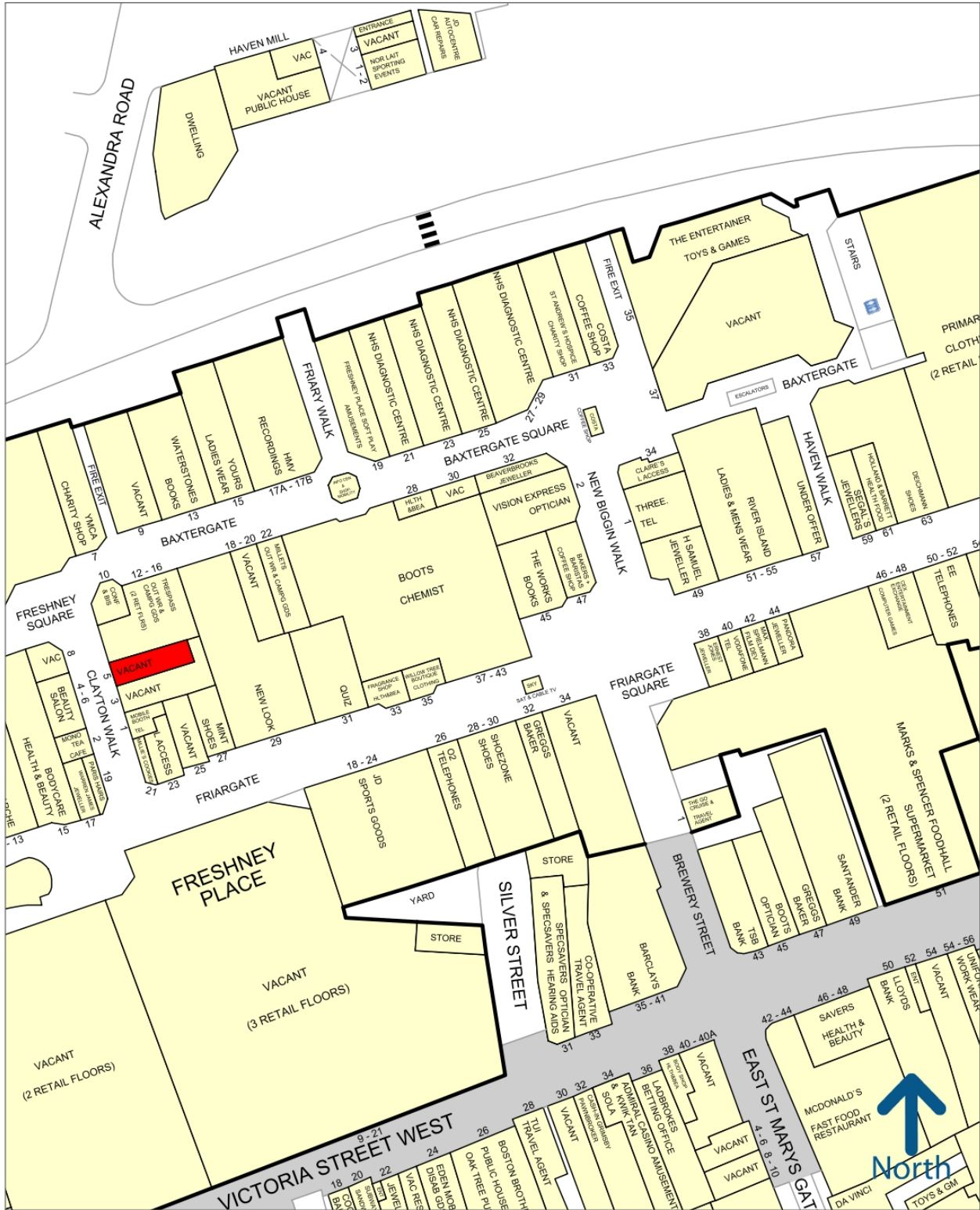
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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## Grimsby - Victoria Street



Experian Goad Plan Created: 27/02/2024

Created By: Barker Proudlove Ltd

50 metres

