

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****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:

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.

Demise:	Sq Ft	Sq M
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.

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.

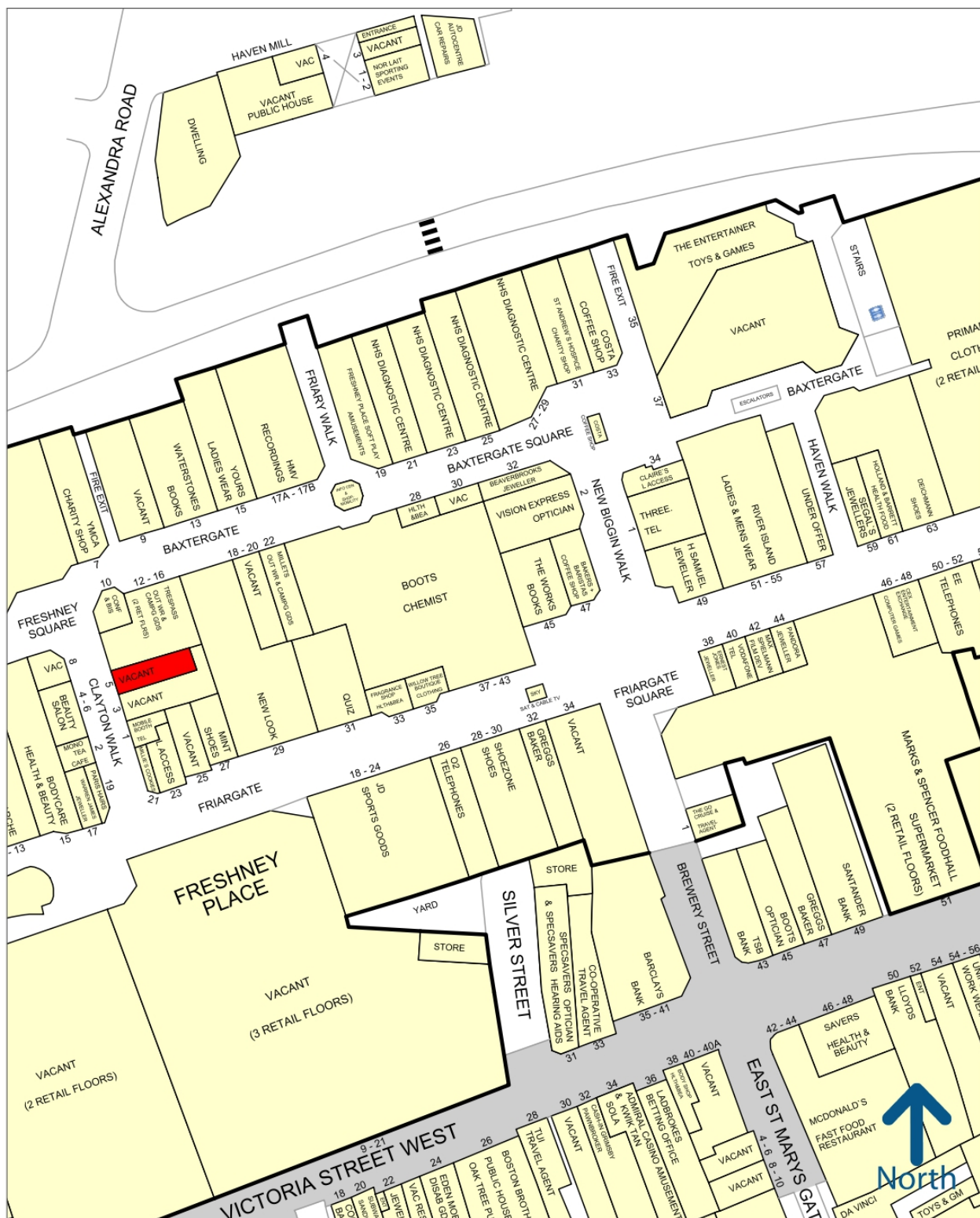
VAT:

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

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