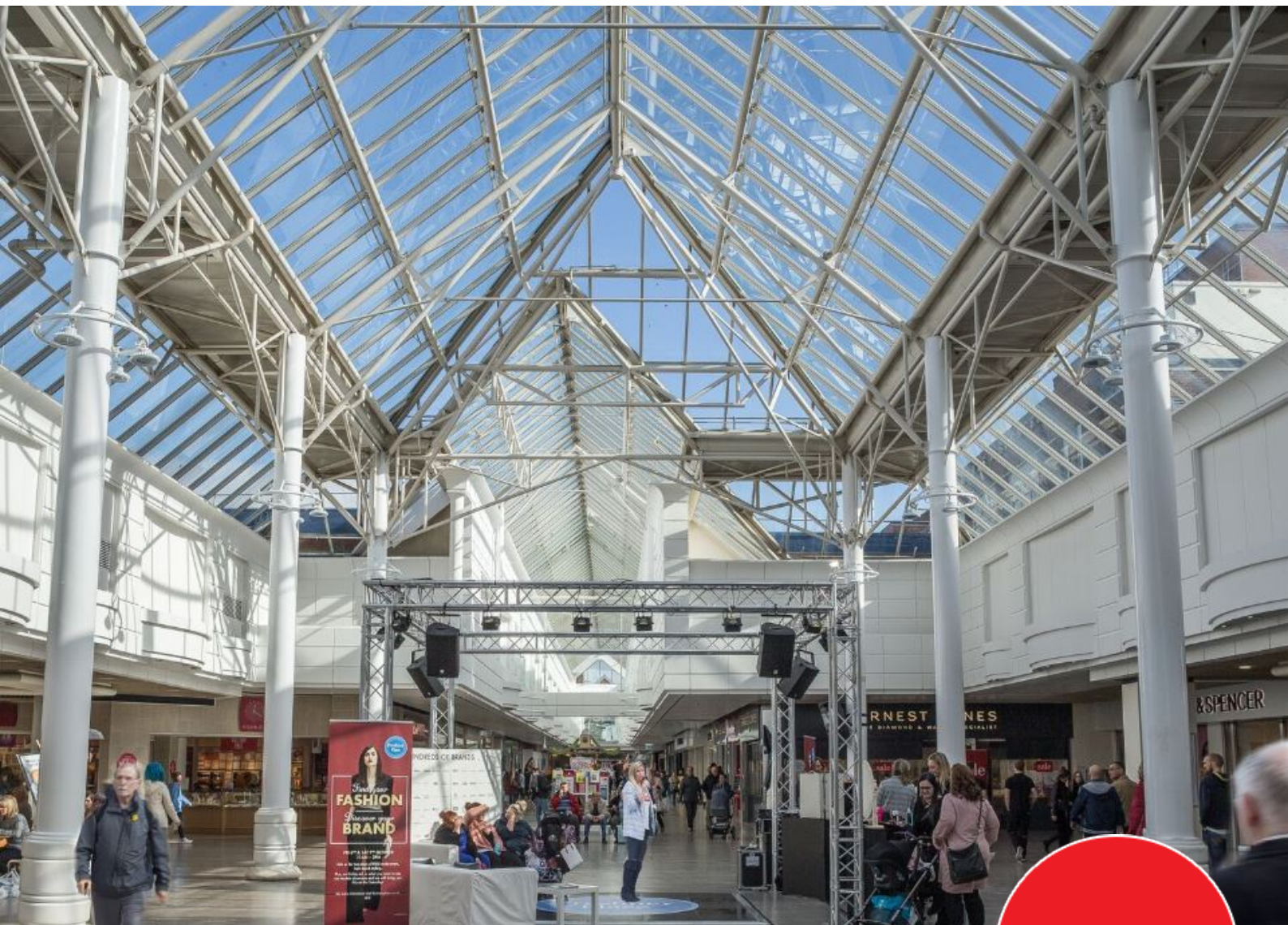


## SHOPPING CENTRE PROPERTY / CLASS A1

35 Friargate Freshney Place Shopping Centre, Grimsby



**LET**

**Rent: On application**

**Ground Floor Area**

465 Sq ft / 43 Sq M

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

### **Barker Proudlove**

**Mark Proudlove**

**Mob: 07808 479310**

**Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**

**Tom Prescott**

**Mob: 07841 168163**

**Email: [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)**

### **Jamieson Mills**

**Jamie Simister**

**Tel: 020 3746 6882**

**Mob: 07551 760696**

**Prime Lock Up Kiosk****Location:**

The premises occupy an exceptional prime trading position on Friargate situated adjacent to Boots and The Fragrance Shop and opposite JD Sports, O2 and Clintons.

**Accommodation:**

Ground floor lock up shop unit

**Demise:**

Ground Floor Sales

**Sq Ft**

465

**Sq M**

43.21

**Rent:**

Upon application

**Tenure:**

The unit is offered for a term to be agreed.

**Business Rates:**

We understand that the unit is currently assessed at £33,000.

Prospective tenants are advised to make their own enquiries to North East Lincolnshire Borough Council (Tel: 01472 313131) to verify the current rates payable.

The Chancellor has announced that 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 - Available on request

**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:**

February 2020

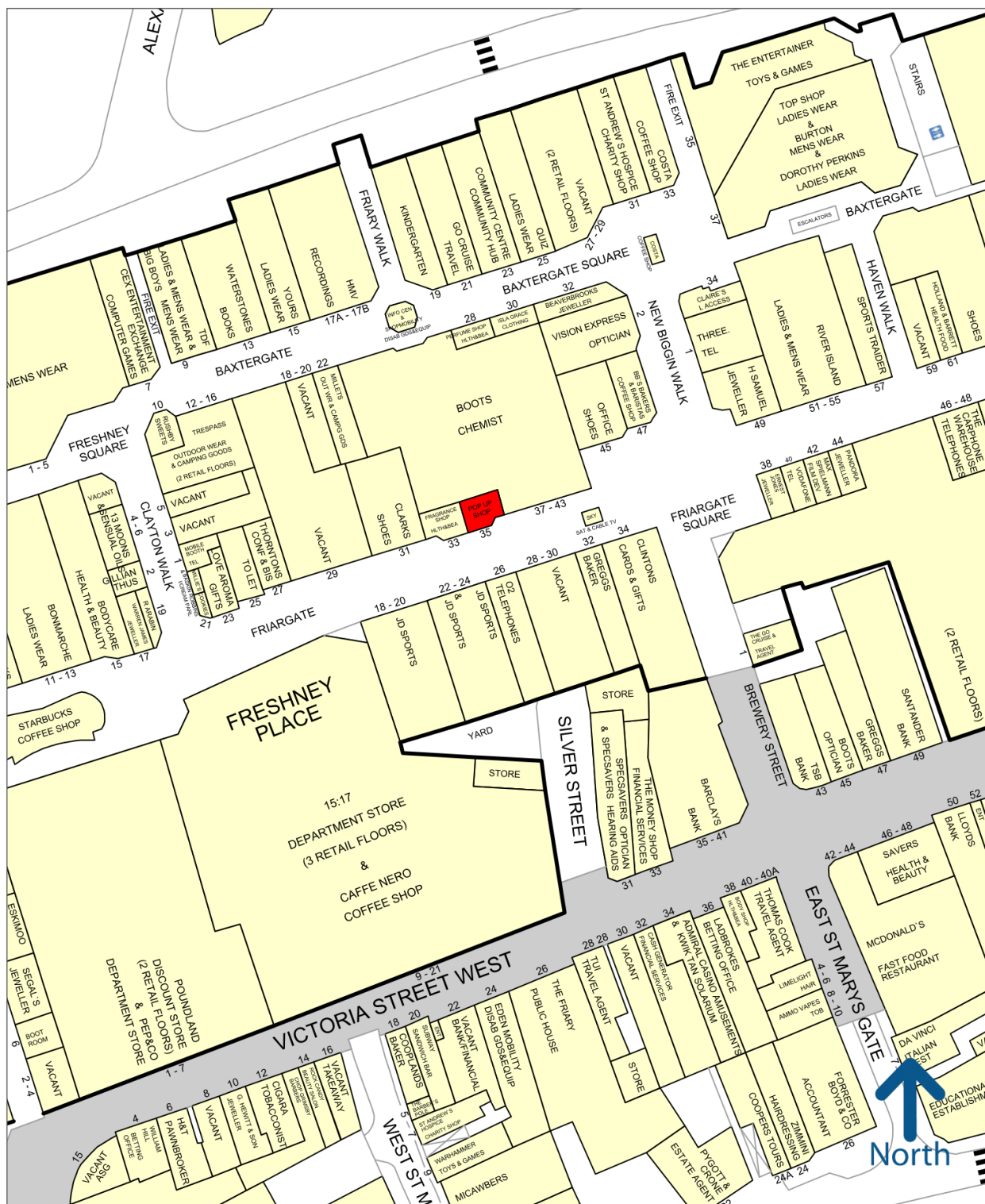
Subject to Contract

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



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

