

SHOPPING CENTRE PROPERTY / CLASS A1

21 Baxtergate Freshney Place Shopping Centre, Grimsby



Rent: On application

Ground Floor Area

1,815 Sq ft / 169 Sq M

LET

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 premises are situated close to Boots, HMV, Beaverbrooks and Costa.

Accommodation:

The accommodation is arranged over ground and first floors.

Demise:

	Sq Ft	Sq M
Ground Floor Sales	1815	168.61
First Floor Ancillary	724	67.26

Rent:

Upon application. All inclusive offers will be considered.

Tenure:

The unit is offered on a new lease for a term to be agreed.

Business Rates:

The unit has a current rateable value assessment of £30,250.

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

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.

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.

Date Prepared:

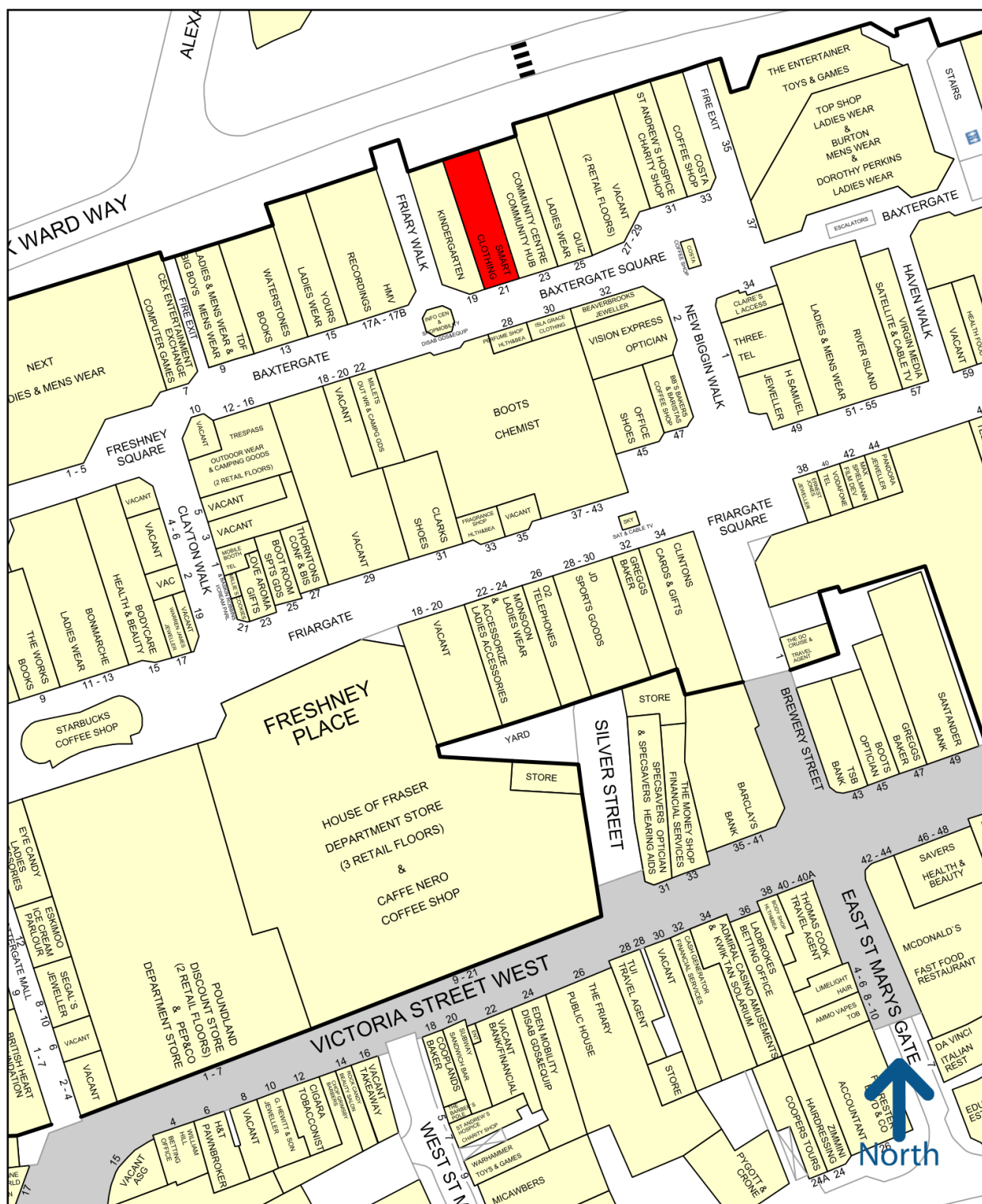
May 2023

Subject to Contract

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Grimsby - Victoria Street



Experian Goad Plan Created: 29/06/2020
Created By: Barker Proudlove Ltd