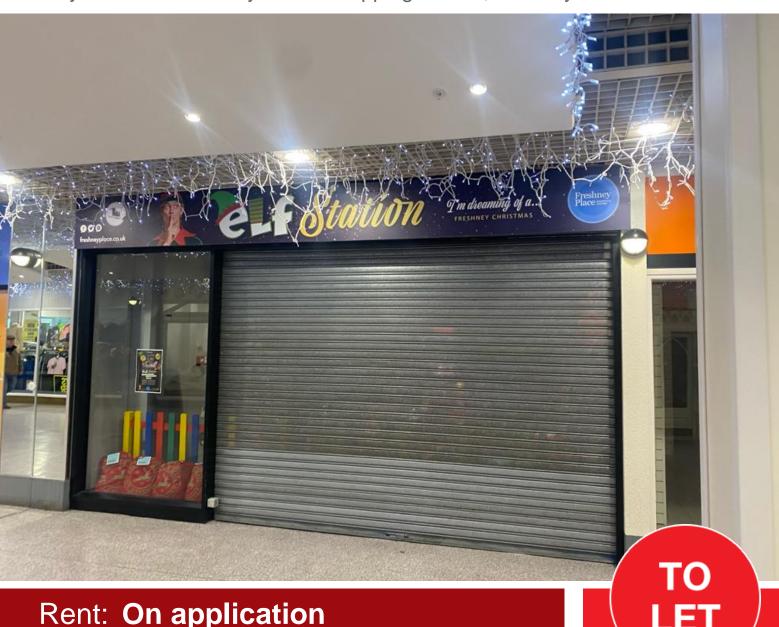


**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS E 3 Clayton Walk Freshney Place Shopping Centre, Grimsby



Rent: On application Ground Floor Area 1,070 Sq ft / 99 Sq M

Viewing Strictly through the joint letting agents.

**Barker Proudlove** 

Mark Proudlove Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Jack Deakin

Mob: 07591 835782 Email: jack@barkerproudlove.co.uk Kiera McLaughlin Mob: 07591 835776

Email: kiera@barkerproudlove.co.uk

www.barkerproudlove.co.uk Page: 1



**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

#### Location:

The property is situated on Clayton Walk with nearby retailers including Next, Bodycare, Bon Marche and Trespass.

#### Accommodation:

The premises are arranged over ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1070	99.4
First Floor Ancillary	300	27.9

#### Rent:

Offers invited. All inclusive offers will be considered subject to all other 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 £22,000 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.

# **Date Prepared:**

January 2023

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. January 2023

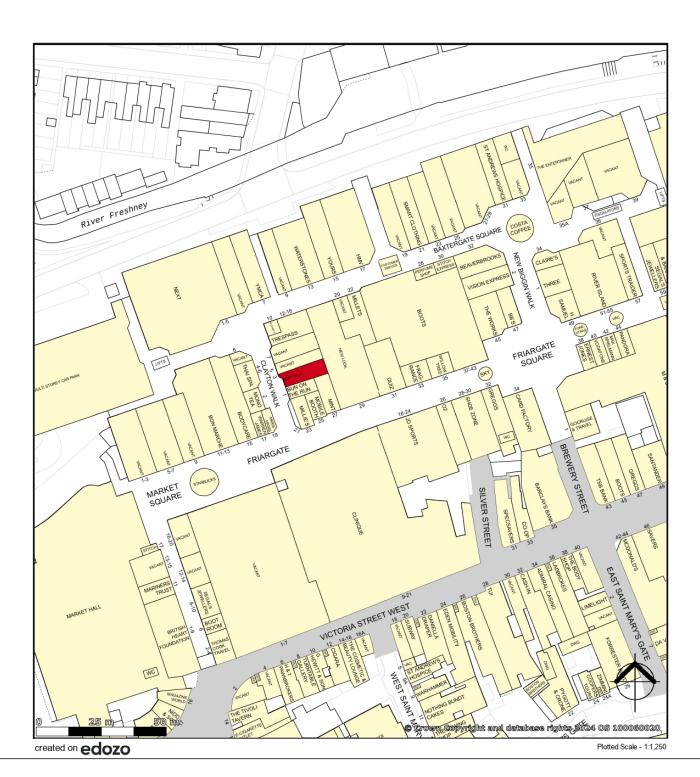
www.barkerproudlove.co.uk Page: 2

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852



# 3 Clayton Walk, Freshney Place Shopping Centre, Grimsby



www.barkerproudlove.co.uk Page: 3