

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

**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, 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

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3 Clayton Walk, Freshney Place Shopping Centre, Grimsby



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Plotted Scale - 1:1,250