

SHOPPING CENTRE PROPERTY / CLASS E

29 Friargate Freshney Place Shopping Centre, Grimsby



**Rent: On application**

**Ground Floor Area**

6,066 Sq ft / 564 Sq M

**LET**

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

**Barker Proudlove**

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**Location:**

Prime, central location situated opposite JD Sports and close to Next, Clarks, Boots and Clintons.

**Accommodation:**

The accommodation can be split to create two units fronting Friargate and one unit fronting Baxtergate, ranging from between 1,400sqft to 5,000sqft at ground floor to cater for specific requirements.

Floor plans and further information and quoting terms on request.

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	6066	536.53
First Floor Ancillary	2801	260.21

**Rent:**

Upon application. The accommodation can be split to cater for specific requirements.

**Tenure:**

A new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises has a rateable value of £111,000 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](http://www.gov.uk).

**Service Charge:**

Service Charge figures for 2023 are to be confirmed shortly.

**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:**

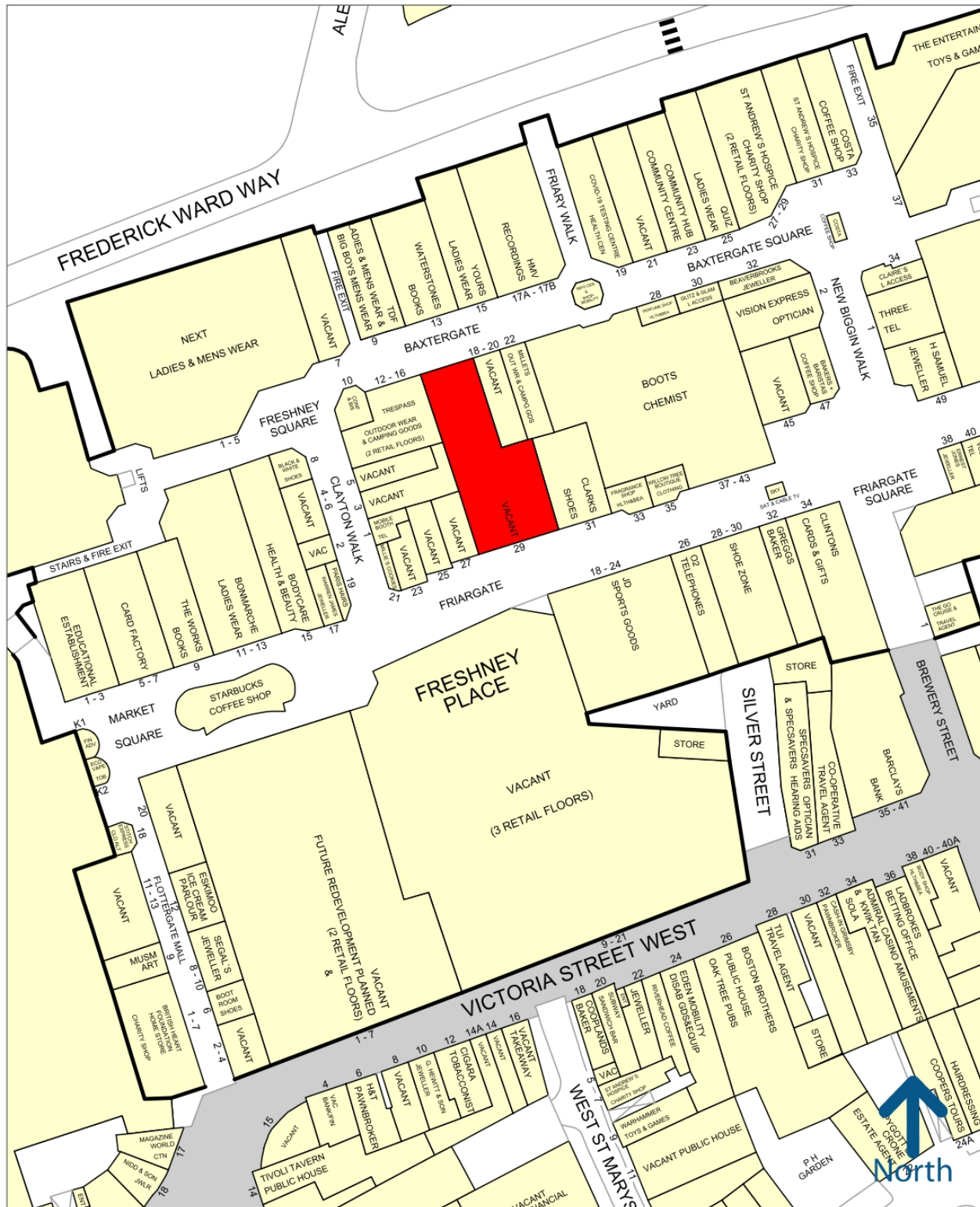
January 2023

Subject to Contract

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Grimsby - Victoria Street



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Created By: Barker Proudlove Ltd

