



SHOPPING CENTRE PROPERTY / CLASS A1
29 Friargate Freshney Place Shopping Centre, Grimsby



**TO
LET**

Rent: On application
Ground Floor Area
6,066 Sq ft / 564 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Prime, central location situated opposite House of Fraser and close to Next, Clarks, Boots and JD.

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:

	Sq Ft	Sq M
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:

We understand that the unit has a current Rateable Value assessment at £218,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at North East Lincolnshire Council.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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:

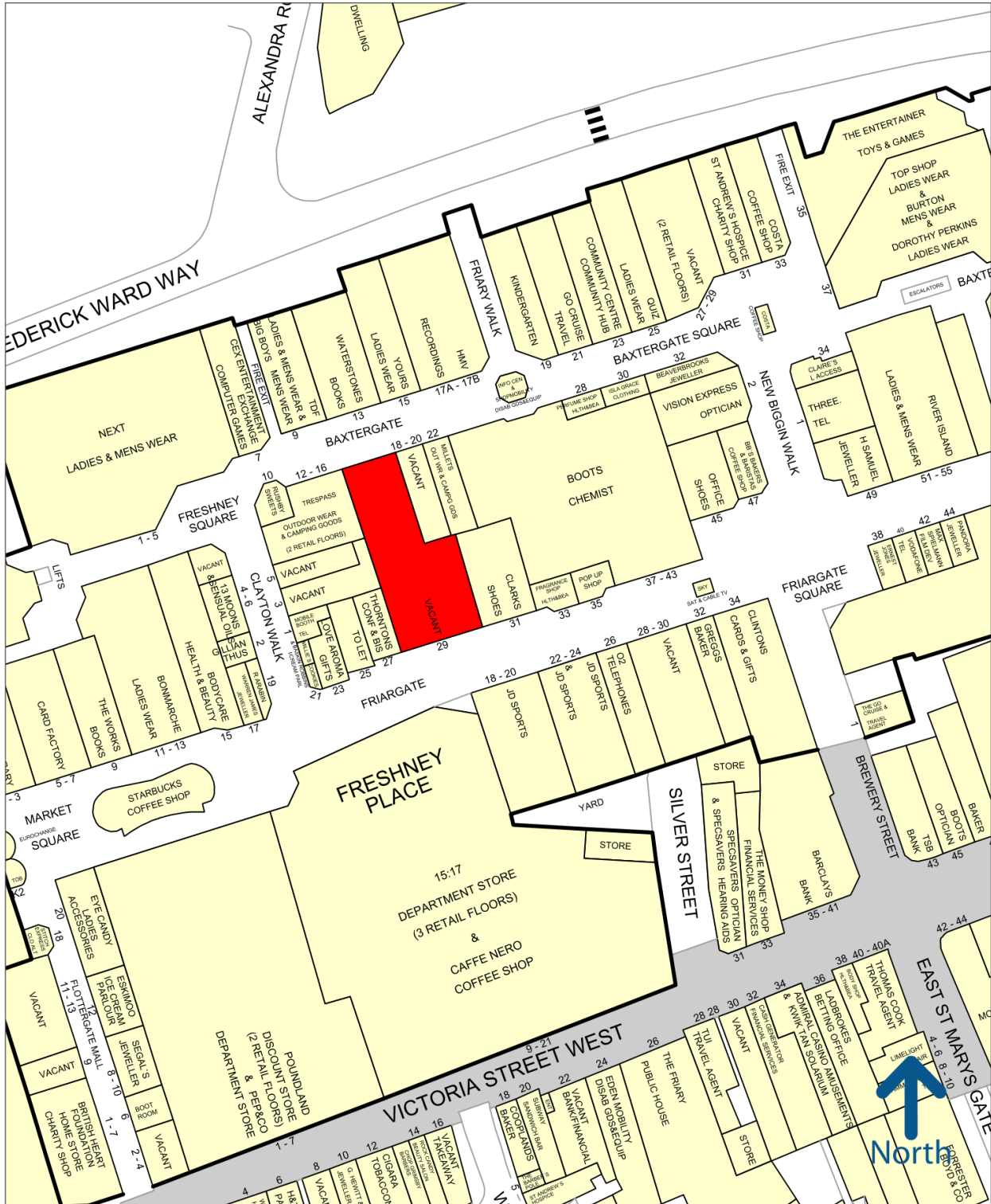
February 2020

Subject to Contract

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Grimsby - Victoria Street



50 metres

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

