

SHOPPING CENTRE PROPERTY / CLASS E

25 Friargate Freshney Place Shopping Centre, Grimsby

**Rent: On application****Ground Floor Area**

820 Sq ft / 76 Sq M

**TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk**Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk

Location:

The unit is situated in a prime location on Friargate opposite JD Sports. Other nearby retailers include Card Factory, Boots, Bonmarche, Starbucks and Clarks.

Date Prepared:

January 2023

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor Sales	820	76.18
First Floor Ancillary	420	39.02

Rent:

Upon application

Tenure:

The unit is offered on a new fully repairing and insuring lease for a term to be agreed.

Business Rates:

The premises has a rateable value of £25,750 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 - E

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.

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Plotted Scale - 1:1,250