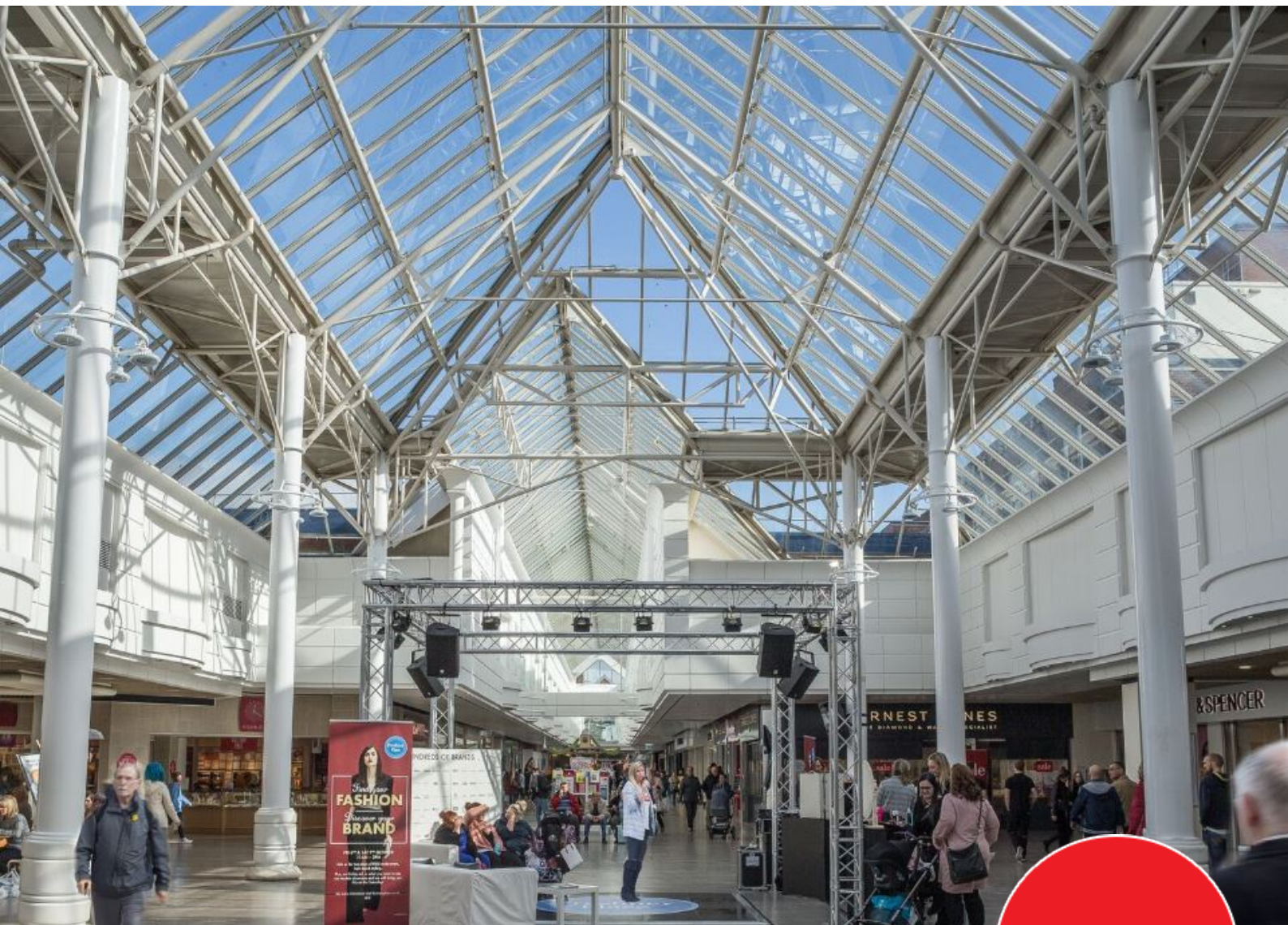


SHOPPING CENTRE PROPERTY / CLASS E

59 Friargate Freshney Place Shopping Centre, Grimsby

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

1,000 Sq ft / 93 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**Jamieson Mills**

Jamie Simister

Tel: 020 3746 6882

Mob: 07551 760696

Location:

The unit occupies a prominent corner position on Friargate, adjacent to Deichmann Shoes and opposite M&S. Other retailers trading in close proximity include River Island, Superdrug, EE, Holland and Barrett, Marks & Spencer and Primark.

Demise:

	Sq Ft	Sq M
Ground Floor Sales	1000	92.9
First Floor Ancillary	800	74.32

Rent:

Rental offers invited

Tenure:

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

Business Rates:

The premises has a rateable value of £25,250 effective as of 1st April 2023.

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:

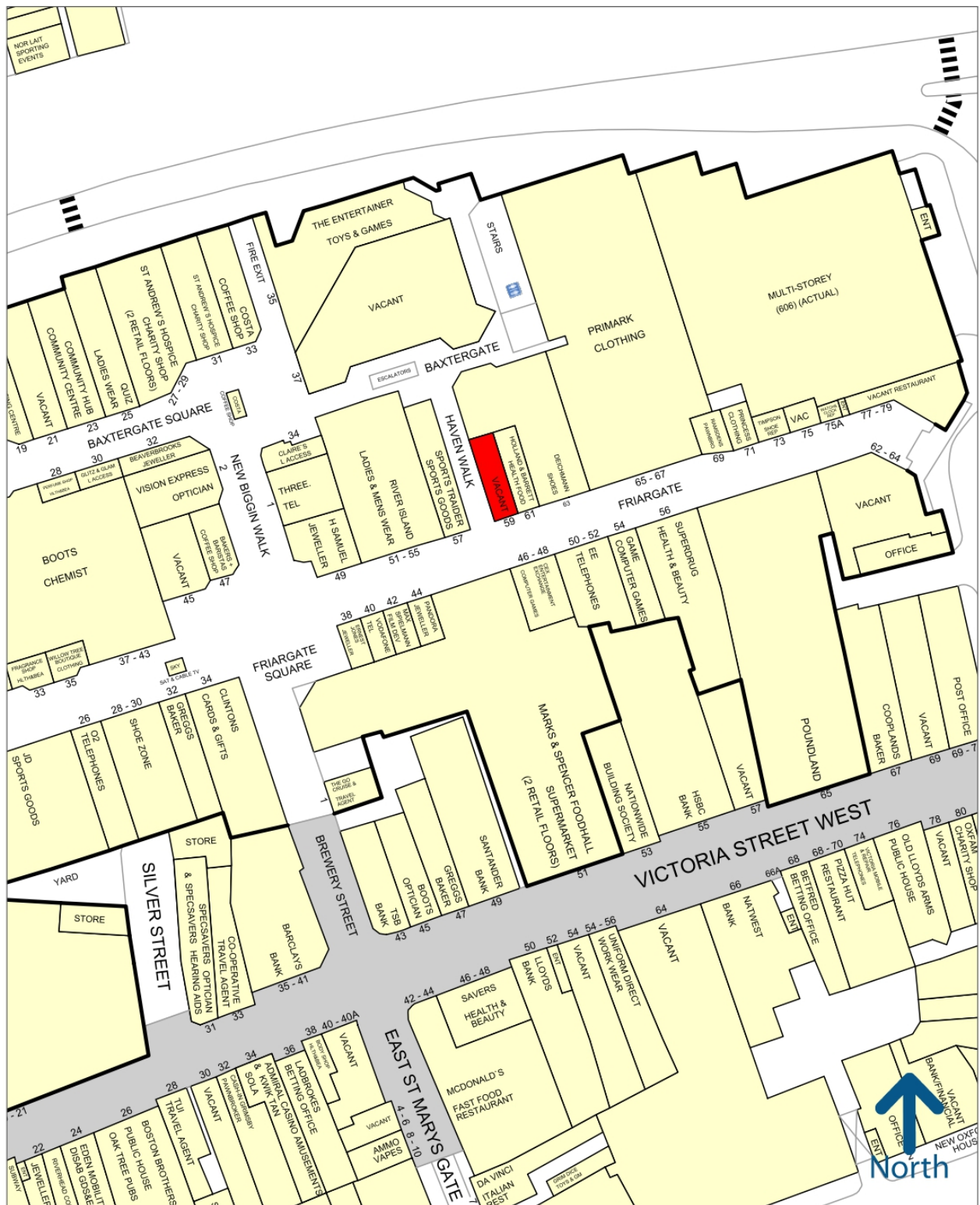
January 2023

Subject to Contract

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Grimsby - Victoria Street



50 metres

Experian Goad Plan Created: 08/08/2022

Created By: Barker Proudlove Ltd

