

TO LET

54 Friargate
Freshney Place Shopping
Centre
Grimsby



Location

The subject unit is situated in 100% prime pitch, located immediately opposite Primark.

Retailers trading in close proximity include River Island, Virgin Media, Superdrug, EE, Holland and Barrett and Marks & Spencer.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,029	95.6
First Floor Ancillary	354	32.9

Rent

Upon application.

Tenure

Subject to formal vacant possession, the unit is offered on a new fully repairing and insuring lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £37,250. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £15,481.19.

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.

SUBJECT TO CONTRACT
Details prepared April 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk

Tom Prescott

+44 (0)161 631 2854

+44 (0)7841 168 163

tom@barkerproudlove.co.uk

Jamieson Mills

Jamie Simister

0207 758 0051

07771 936 409



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