

# To Let



## Grimsby

31 Baxtergate, Freshney Place Shopping Centre

Ground Floor: 1,494 sq ft (138.79 sq m)

Rent on Application

## Location & Description:

- Freshney Place Shopping Centre is the principal retail destination within Grimsby. The scheme is anchored by Primark, Next and Marks and Spencer.
- It is currently undergoing redevelopment to bring a brand new leisure extension set for completion in 2027.
- The subject premises is situated adjacent to Costa with TK Maxx, Primark and The Entertainer all in the immediate vicinity.

### Demise:

Ground Floor Sales 1,494 sq ft (138.79 sq m)

First Floor Ancillary 590 sq ft (54.81 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £26,500.

### Date Prepared:

February 2025

### Contact Us:

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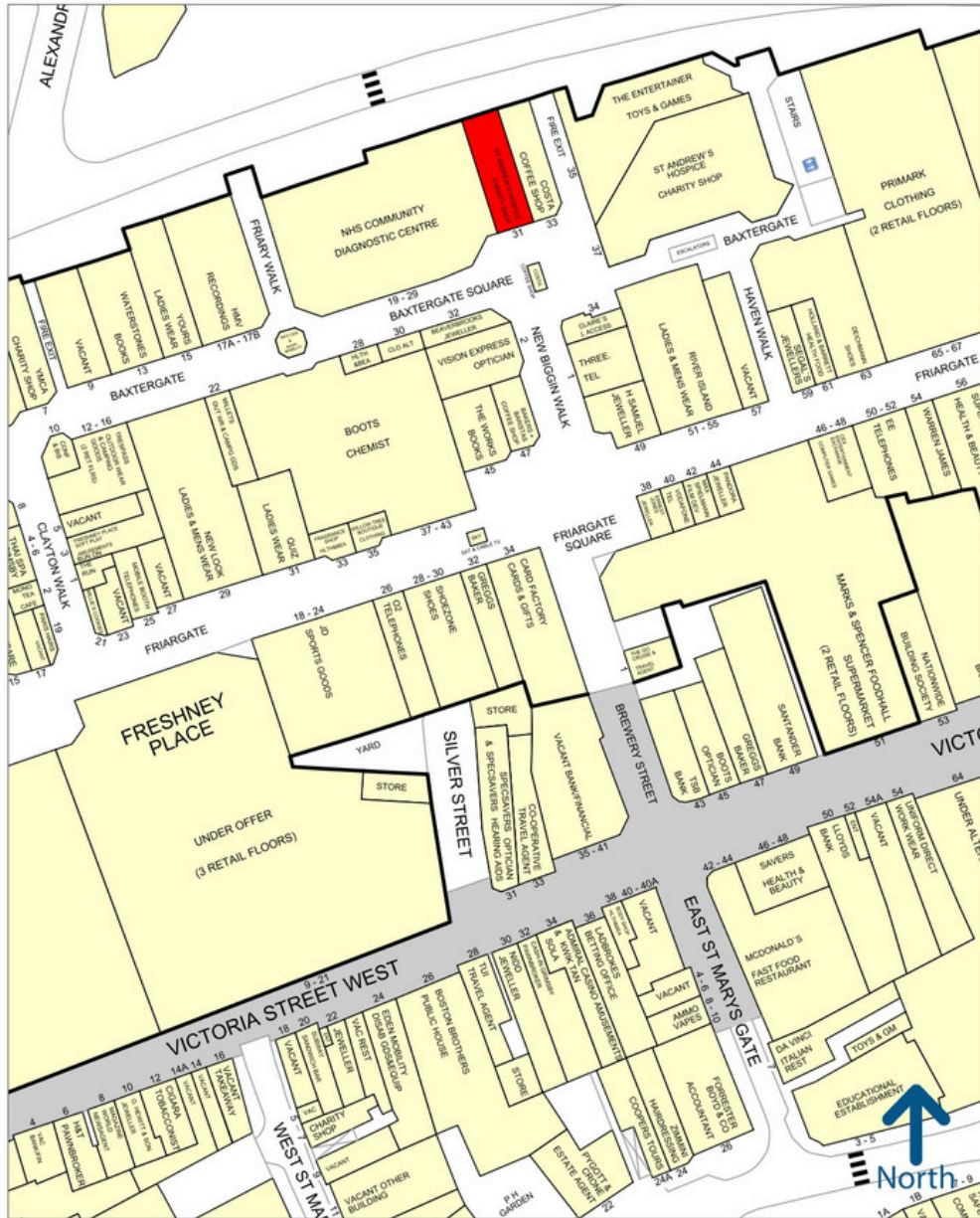
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Grimsby - Victoria Street



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