

# To Let



## Grimsby

9 Baxtergate, Freshney Place Shopping Centrr

Ground Floor: 1,813 sq ft (168.4 sq m)

Rent on Application

## Location & Description:

- Freshney Place Shopping Centre is the principal retail destination within Grimsby. The scheme is anchored by Primark, JD Sports, Next and Marks and Spencer.
- It is currently undergoing re-development to bring a brand new leisure extension set for completion early 2025.
- The subject unit is situated amongst neighbouring businesses like Next, Waterstones and Boots.

### Demise:

Ground Floor 1,813 sq ft (168.4 sq m)

Upper Floor 1,137 sq ft (105.6 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £34,216.67.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £41,500.

### Date Prepared:

April 2024

### Contact Us:

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### Joint Agent:

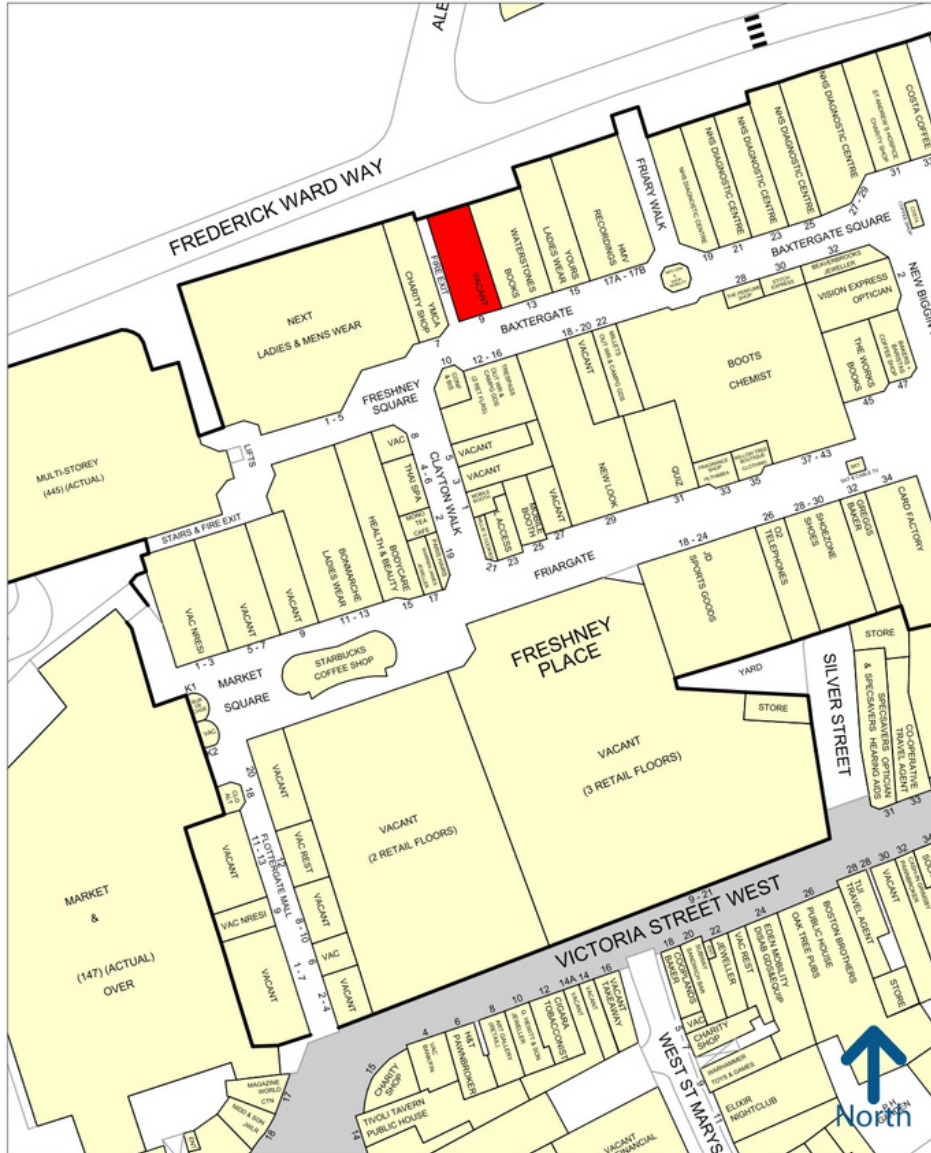
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Grimsby - Victoria Street



50 metres  
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