



## SHOPPING CENTRE PROPERTY / CLASS A1

3 Clayton Walk Freshney Place Shopping Centre, Grimsby



**Rent: On application**

**Ground Floor Area**

1,070 Sq ft / 99 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The property is situated on Clayton Walk with nearby retailers including Next, Bodycare, Bon Marche and Trespass.

**Accommodation:**

The premises are arranged over ground and first floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1070	99.4
First Floor Ancillary	300	27.9

**Rent:**

Offers invited. All inclusive offers will be considered subject to all other lease terms.

**Tenure:**

The unit is offered on a new lease for a term to be agreed. A short term lease will be considered.

**Business Rates:**

The unit has a 2017 rateable value assessment of £24,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

**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:**

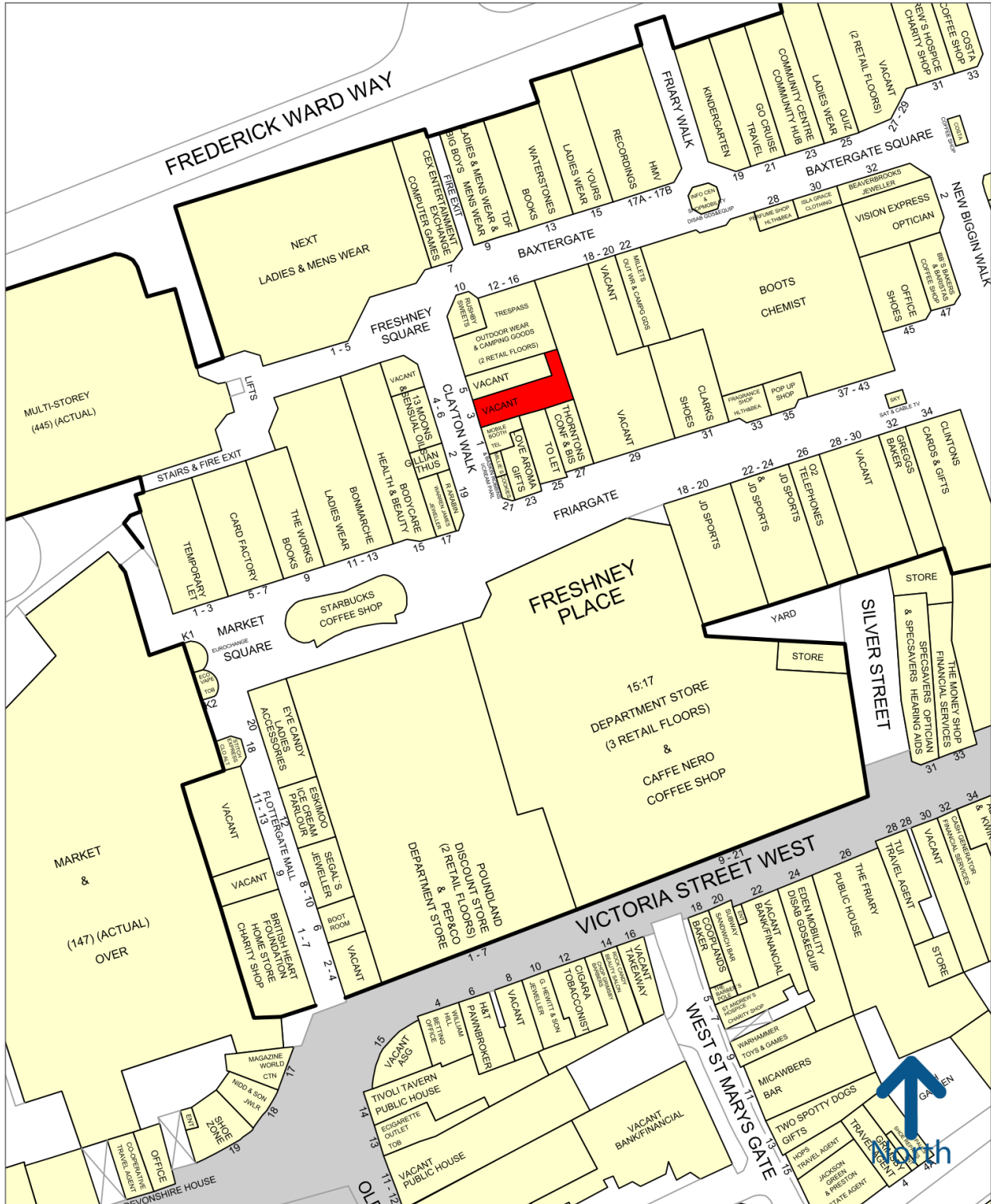
February 2020

Subject to Contract

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Grimsby - Victoria Street



50 metres

Experian Goad Plan Created: 21/10/2020  
Created By: Barker Proudlove Ltd