

21 Waltham Road, Scartho,  
Grimsby DN33 2LY

# FOR SALE

Mixed-use investment

Two ground floor retail units

One-bedroom first floor flat

Income producing property

Popular local retail parade

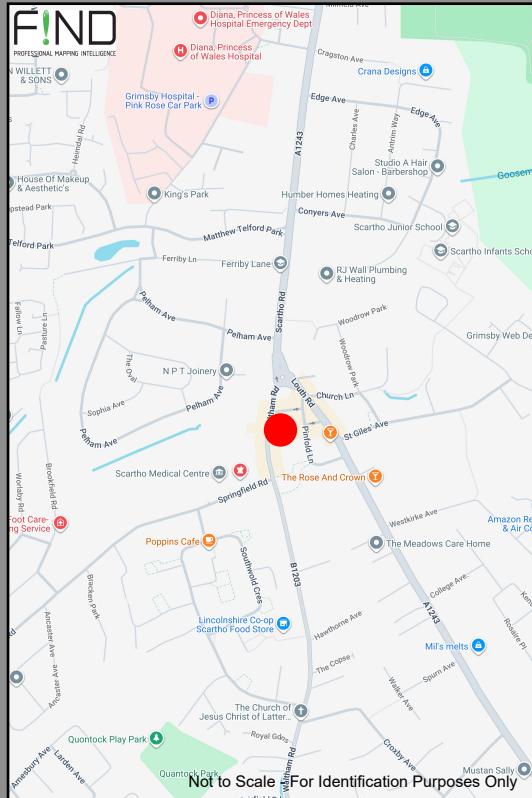
Main road position linking  
Scartho and Waltham

Guide Price: £219,000

**Scotts**  
01472 267000



# FOR SALE



## LOCATION

The property is located on Waltham Road in the Scartho area of Grimsby, providing a key link between the villages of Scartho and Waltham and benefiting from strong levels of passing traffic. The premises have frontage to Waltham Road with roadside parking available, along with a free public car park opposite. Nearby occupiers include a mix of local businesses and national retailers.

## DESCRIPTION

The property comprises a mixed-use building providing ground floor retail accommodation with a one-bedroom flat above. The main retail unit is currently used as a barbershop and includes a retail sales area to the front with kitchen and ancillary accommodation to the rear.

A further single-storey ground floor retail unit is located to the south within the same grounds and features a timber shopfront.

The ground floor retail unit is let until October 2027 at £7,776 per annum, subject to a tenant break option on two months' notice. The outbuilding is let at £350 per month on a rolling basis and the first floor flat is let at £390 per month on an assured shorthold tenancy holding over since 2023.

## ACCOMMODATION

Unit	Description	Area (sq m)	Area (sq ft)
<b>No. 21 – Ground Floor Retail</b>	Retail sales area (barbershop)	33.2	357
	Ancillary accommodation	20.0	215
	<b>Total Ground Floor Retail</b>	<b>53.2</b>	<b>572</b>
<b>No. 21a – First Floor Flat</b>	One-bedroom flat	56.0	603
	<b>Total First Floor Flat</b>	<b>56.0</b>	<b>603</b>

## DISPOSAL TERMS

The freehold of the property, subject to the current occupation, is offered for sale at a guide price of £219,000.

## RATEABLE VALUE

The premises are currently listed within the 2023 Rating List as 'Shops and Premises' with a Rateable Value of £9,600 (source: VOA website). The property will require reassessment should a change of use take place or should the premises be converted into flats. As of April 2026, the Rateable Value will reduce to £8,400.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

No. 21 – Ground floor: D (87)

No. 21a – First-floor flat: D (57)

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

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