

21 High Street, Waltham,  
Grimsby, DN37 0LJ

# FOR SALE

Large retail shop with  
ancillary storage

First floor self-contained  
3 bedroomed flat

Private parking to the rear

Attractive and affluent village with  
a variety of retailers nearby

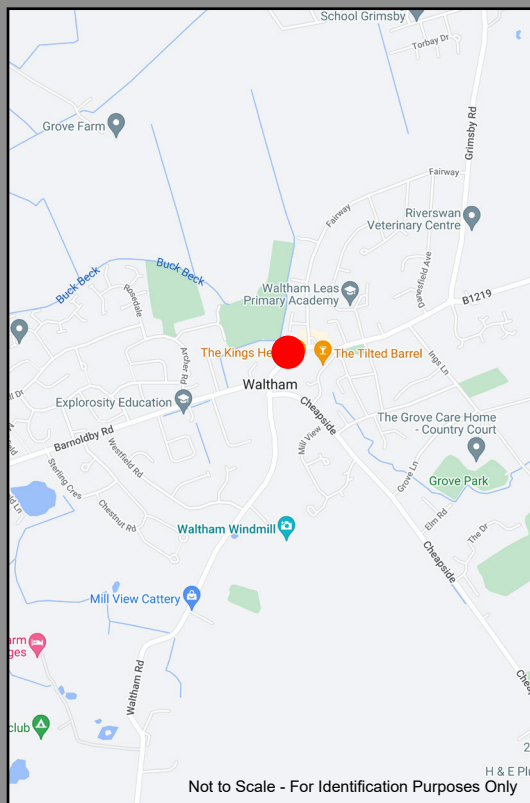
Ground floor extending to  
169.1 sq m (1,820 sq ft)

**Guide Price £350,000**



21 High Street, Waltham,  
Grimsby, DN37 0LJ

FOR SALE



**Scotts**  
01472 267000  
www.scotts-property.co.uk

## LOCATION

Waltham is a popular and affluent village located approximately 3.5 miles south west of Grimsby town centre and easily accessed via Waltham Road, and the B1203 from Grimsby, or Barnoldby Road from the A18.

The premises are located on the northern side of High Street in the centre of the village diagonally opposite the Kings Head public house and close to a variety of retailers serving the local population.

## DESCRIPTION

The premises comprise two storey accommodation with retail and ancillary space to the ground floor and a self-contained 3-bedroom flat at first floor. A driveway along the eastern boundary of the property leads to a large concrete surfaced car park/service yard at the rear.

## ACCOMMODATION

### Ground floor

Sales area 127.0 sq m (1,366 sq ft)  
Ancillary 42.1 sq m (454 sq ft)

### First floor

Flat 71.5 sq m (836 sq ft) - comprising: lounge, kitchen, 3 bedrooms, bathroom and separate w.c.

## LEASE DETAILS

The first floor flat is currently under the terms of an Assured Shorthold Tenancy Agreement at a rent of £450 per calendar month. The current tenant has been in occupation for in excess of 10 years.

## RATEABLE VALUE

The premises are currently entering the Rating List as shop and premises with a rateable value of £8,700. The local billing authority is North East Lincolnshire Council. A new occupier may be eligible for small business rates relief but should check with North East Lincolnshire Council.

The first floor flat is listed within Council Tax Band 'B'

## DISPOSAL TERM

The premises are offered for sale at a guide price of £350,000 subject to the tenancy of the first floor flat. The ground floor is offered with vacant possession.

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING:** Ground Floor 'E' First Floor Flat 'E'

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712 or Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6924**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.