

34 - 36 Louth Road,
Scartho, DN33 2EP

TO LET

Restaurant / bistro premises

Extending to approximately
113.2 sq m (1,215 sq ft) overall

Accommodation over 2 floors

Rare opportunity to occupy
premises in this area

Nearby occupiers include a
number of local retailers

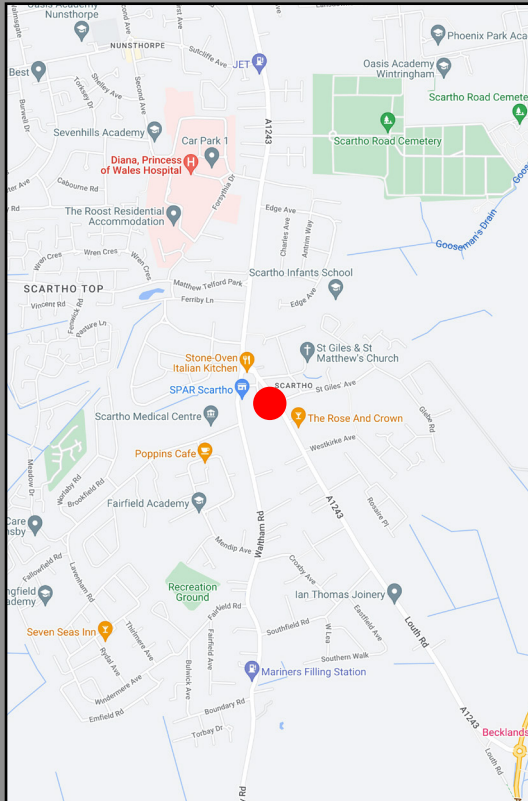
Guide Rent £13,500 p.a

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Scartho is an affluent suburban village with a population of c.10,500 (Source: Census 2011) situated approximately 3 miles to the south of Grimsby town centre. The primary retailing pitches are located on Louth Road and Waltham Road and as a result, the property is well positioned to benefit from passing trade as well as providing the main throughfare to Grimsby and surrounding areas.

The property is arranged over two floors and provides a restaurant/bistro style premises with a kitchen, stores and WC's while the restaurant/kitchen equipment is available by separate negotiation.

Nearby occupiers include Spar, Coral and a number of local retailers.

ACCOMMODATION

Ground Floor Restaurant / Bistro	53.4 sq m	(575 sq ft)
Ground Floor Ancillary	8.8 sq m	(95 sq ft)
First Floor Restaurant / Bistro	46.8 sq m	(500 sq ft)
First Floor Ancillary	4.2 sq m	(45 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £13,500 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £7,300 (Source VOA website). The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

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: B (48)

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox 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.6918**

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