

42 Waltham Road, Scartho,
Grimsby, DN33 2LX

FOR SALE

Rare opportunity to acquire hotel
and restaurant

Extending to approximately
1,068 sq m (11,498 sq ft) overall

Comprising restaurant, bar
and 18 bedrooms

Nearby occupiers include
Cooplands, Spar and a number
of local retailers

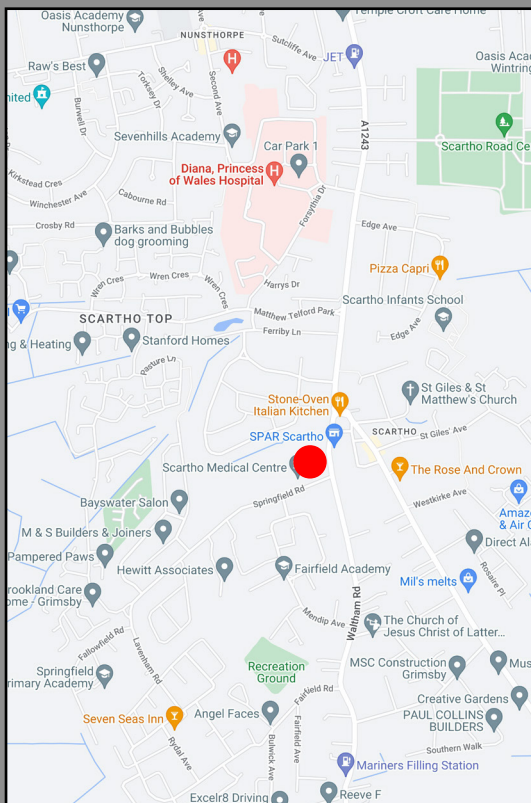
Offers Invited

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Scartho is an affluent suburban village with a population of c10,500 (Source: Census 2011) situated approximately 3 miles to the south of Grimsby town centre. The primary retail 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 Diana, Princess of Wales Hospital being in close proximity.

The property is arranged over 2 floors and provides restaurant/bar accommodation with associated ancillary space as well as 18 guest bedrooms. The property also benefits from extensive parking and mature gardens.

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

ACCOMMODATION

Ground Floor 587.0 sq m (6,316 sq ft)

First Floor 481.6 sq m (5,182 sq ft)

DISPOSAL

Interested parties are invited to discuss opportunities and disposal terms.

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 'Hotel & Premises' with a Rateable Value of £16,000 (Source VOA website), although the premises will require reassessment should a change of use take 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: C (52)

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.6926**

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