

17a Waltham Road Scartho,
Grimsby, DN33 2LY

TO LET

First floor office suite in a
popular location

Approximately 22.5 sq. m
(242 sq. ft) overall

Comprising two offices with
kitchen and WC

Good levels of footfall

Forming part of an established
village centre location

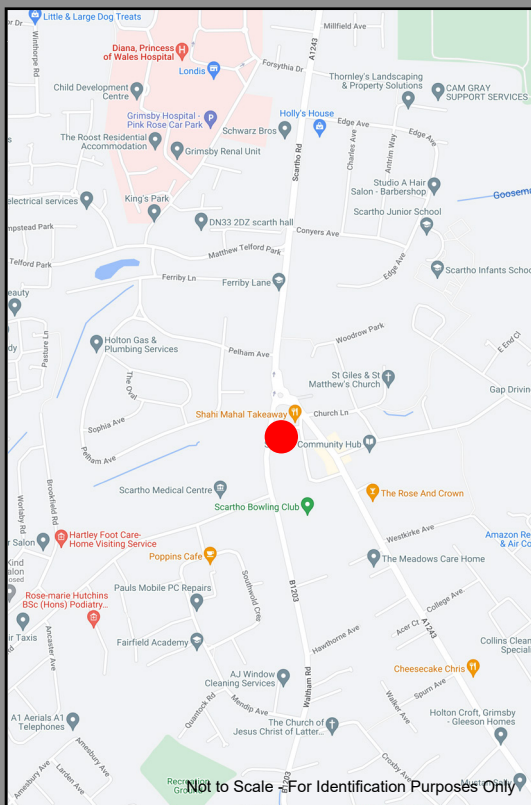
Guide Rent £3,200 p.a

Scotts
01472 267000



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LOCATION

Scartho is an affluent village, situated approximately 3 miles to the south of Grimsby town centre, with a population of approximately 10,500 (Source: 2011 Census). The primary retailing pitches within the village are located on Waltham Road and Louth Road, which, in turn, provide the main thoroughfares to the south. Surrounding premises are predominantly residential in nature, with the new-build development of Scartho top situated approximately 1 mile to the north, in close proximity to the Diana Princess of Wales hospital. Within this context, the property is located on the eastern side of Waltham Road, directly within the heart of the village centre.

DESCRIPTION

The premises comprise part of the first floor of an end-terrace mixed-use commercial property, with the ground floor currently occupied by Swales butchers. The accommodation is accessed via a private integral staircase and is split to provide two office suites with the subject suite comprising two offices, a kitchen and WC.

Neighbouring occupiers are commercial in nature, including Costcutter, Spar, Cooplands bakery and Scartho Village Community Centre, in addition to a variety of other local retailers, restaurateurs and service providers.

ACCOMMODATION

Offices	18.6 sq. m	200 sq. ft
Ancillary	3.9 sq. m	42 sq. ft

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £3,200 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 'Offices & Premises' with a Rateable Value of £2,075 (Source VOA website), although the premises will require reassessment should a change of use take place. 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: E (117)

FURTHER INFORMATION AND TO VIEW

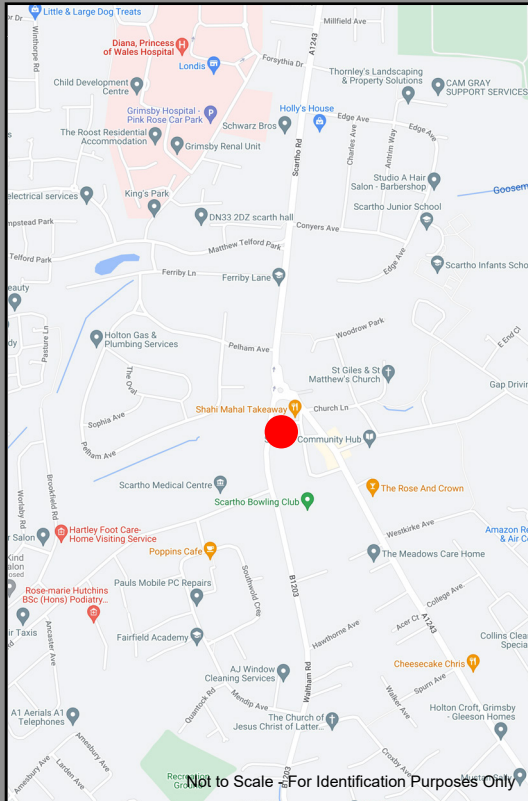
Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7065**

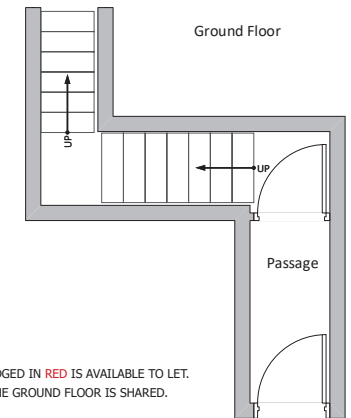
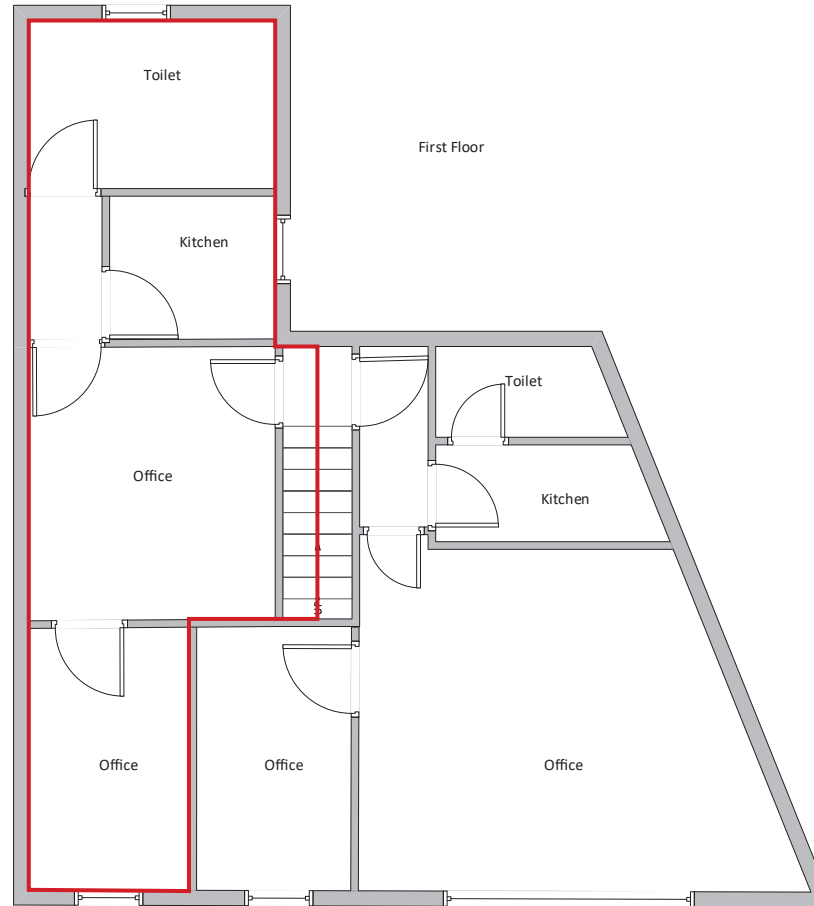
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PLEASE NOTE: ONLY THE AREA EDGED IN RED IS AVAILABLE TO LET.
THE ACCESS STAIRWELL FROM THE GROUND FLOOR IS SHARED.

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