

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

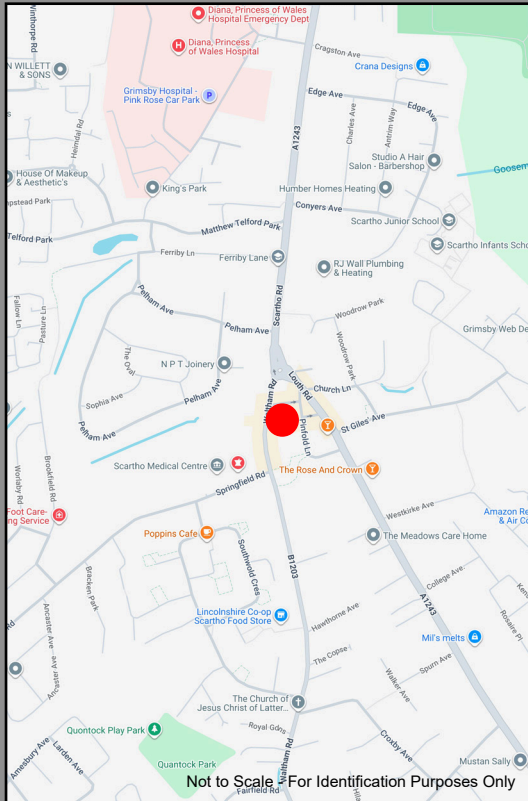
**Guide Price: £219,000**

**Scotts**  
01472 267000



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Grimsby, DN33 2LY

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 property is fully let and currently produces the following income:

## PART OF THE

Ground floor retail unit

## PROPERTY LENGTH OF

Let until October 2027, subject to a tenant break option on two months' notice.

## LEASE PASSING RENT

£7,776 p.a.

First floor flat

AST holding over since 2023

£4,680 p.a.

Outbuilding

Rolling basis

£4,200 p.a.

Gross Passing Rent

£16,656 p.a.

Please note the provisions of the Renters Reform Act 2025 is likely to change the basis of occupation.

## UNIT

No. 21 – Ground Floor Retail

## DESCRIPTION

Retail sales area (barbershop)

## AREA (sq m)

33.2

## AREA (sq ft)

357

Ancillary accommodation

20.0

215

Total Ground Floor Retail

53.2

572

No. 21a – First Floor Flat

One-bedroom flat

56.0

603

Total First Floor Flat

56.0

603

## 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 £8,400 (source: VOA website). The property will require reassessment should a change of use take place or should the premises be converted into flats.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

No. 21 – Ground floor: D (87) and 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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