

15 Waltham Road, Scartho,  
Grimsby, DN33 2LY

# TO LET

First floor office suite in a  
popular location

Extending to approximately  
43.7 sq m (471 sq ft) overall

Comprising an open plan office  
with kitchen and W/C facilities

Forming part of an established  
village centre location

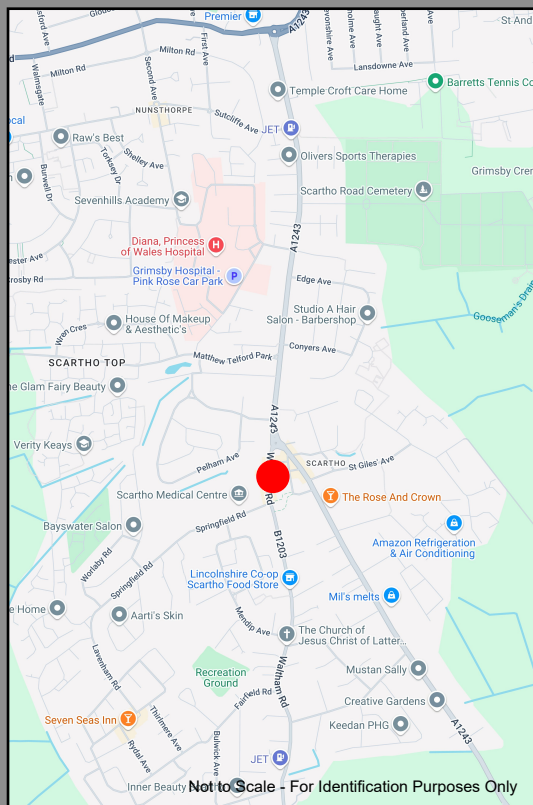
Guide Rent £5,200 p.a

**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 the first floor of a mixed-use commercial property, with the ground floor currently occupied by The Icing Cabin. The accommodation is accessed via a private integral staircase and provides a single, open plan office suite with 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 32.9 sq m (354 sq ft)

Ancillary 10.8 sq m (116 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 £5,200 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 'Hairdressing Salon & Premises' with a Rateable Value of £3,450 (2023 Rating List). 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:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm [ed@scotts-property.co.uk](mailto:ed@scotts-property.co.uk) 07802 927280

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7197**

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