

15 Coniston Avenue, Scartho,  
Grimsby, DN33 3EE

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# TO LET

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Neighbourhood shop

Extending to approximately  
57.1 sq m (615 sq ft) overall

Popular & busy residential area

Car parking to front

Guide Rent 9,500 p.a.

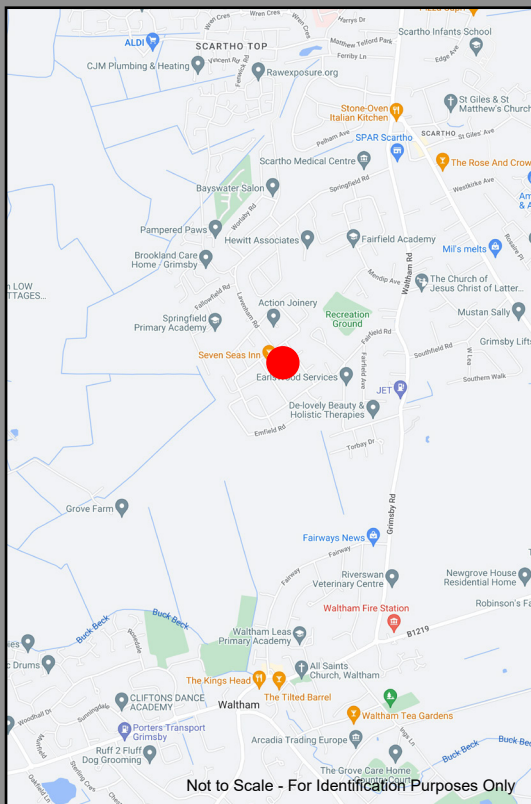
**Scotts**  
01472 267000





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www.scotts-property.co.uk

## LOCATION

Scartho is a popular residential area with a population of over 10,000 (source census 2001) situated approximately 3 miles south of Grimsby town centre. Situated at the heart of the Springfield Estate, a popular and busy housing estate including 2 primary schools, public house, places of worship and elements of retail.

## DESCRIPTION

The property comprises a purpose-built ground floor lock up shop with staff/ancillary area to the rear. The premises are currently fitted out for use as a hairdressers and would either suit continuation of this use or can be cleared making them suitable for a variety of other purposes.

## ACCOMMODATION

In more detail the accommodation comprises

Sales Area 40.1 sq m (432 sq ft)

Kitchen / Staff Room 17.0 sq m (183 sq ft)

## DISPOSAL/LEASETERMS

The premises are offered To Let for a term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £9,500 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 £4,150 (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.

## ENERGY PERFORMANCE RATING: 'B'

## LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

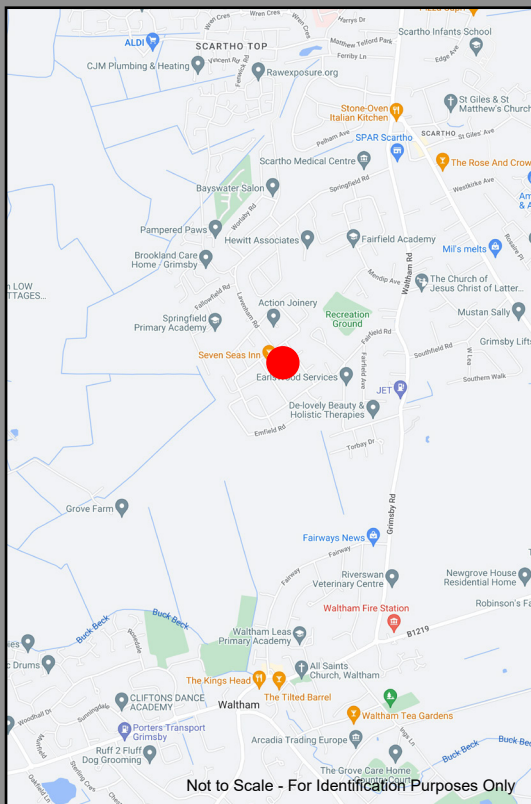
**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6959**

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