

15 Coniston Avenue, Scartho,
Grimsby, DN33 3EE

TO LET

Neighbourhood shop

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

Popular & busy residential area

Car parking to front

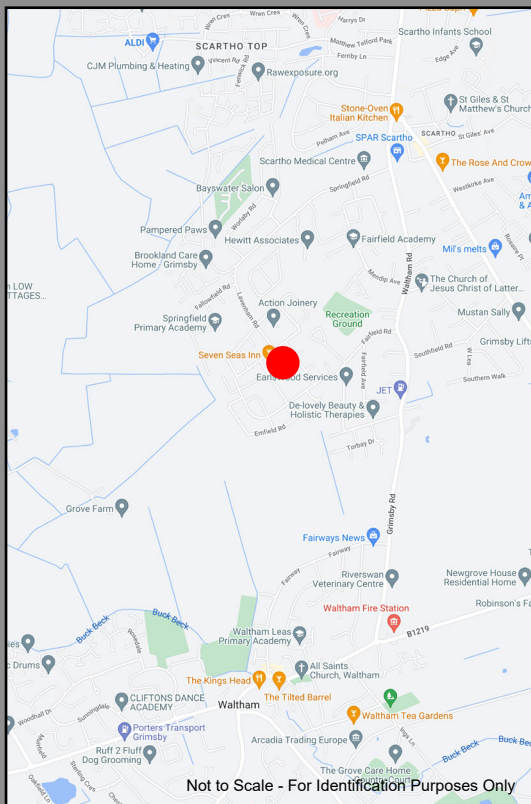
Guide Rent 9,500 p.a.

Scotts
01472 267000



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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 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.6959**

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