

45 High Street, Waltham,
Grimsby, DN37 0LJ

TO LET

Highly prominent retail premises

Extending to approximately
99.1 sq m (1,067 sq ft) overall

Comprising retail and ancillary
accommodation to the ground floor

Two bedroom flat on the first floor

Nearby occupiers include
Cottingham Pharmacy, Co-op,
and a number of local retailers

Guide Rent £15,000 p.a.

Awaiting Photo

Scotts
01472 267000

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FIND Ian / Goad Plan / etc
PROFESSIONAL MAPPING INTELLIGENCE



Not to Scale - For Identification Purposes Only

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01472 267000
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LOCATION/DESCRIPTION

Waltham has a resident population of approximately 6,000 (Source: 2011 Census) and is located to the south of Grimsby and Cleethorpes close to the villages of New Waltham, Scartho, Brigsley, Barnoldby-le-Beck and Bradley. Within this context, the property is located on the northern side of the High Street in a central location within Waltham, while the A18, A16 and A46 are in close proximity. Nearby occupiers include Cottingham Pharmacy, Co-op, and a number of local retailers.

The property comprises a detached, two storey mixed use retail and residential premises dating from circa 1960. Internally, the property comprises a ground floor retail area to the front with WC, kitchen, and store/treatment room to the rear. The first floor comprises kitchen, lounge, two bedrooms and wet room.

ACCOMMODATION

Ground Floor Retail	42.8	sq m	(461 sq ft)
Ground Floor Ancillary	13.2	sq m	(142 sq ft)
First Floor Residential	43.1	sq m	(464 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered 'To Let' via a lease assignment for a term of 6 years from 1 Jan 2020 at a rent of £14,000 per annum for years 1-3 and £15,000 per annum for years 3-6 to be paid quarterly. There is no break option or rent review within the lease.

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 £6,000 (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.

We have inspected the DirectGov website and find that the first floor flat has a Council Tax band of 'A' costing £1,575.89 per annum as at the 2021-2022 rate.

LEGAL COSTS

Each party will be responsible for their legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

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.0000**

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