

17a/b Waltham Road  
Scartho, Grimsby, DN33 2LY

# TO LET

First floor office suite in a  
popular location

Accommodation extending to  
approximately 65.6 sq m  
(705 sq ft) overall

Comprising a number of offices  
and ancillary accommodations

Potential to split into  
smaller suites if required

Forming part of an established  
village centre location

Guide Rent: £5,000 p.a

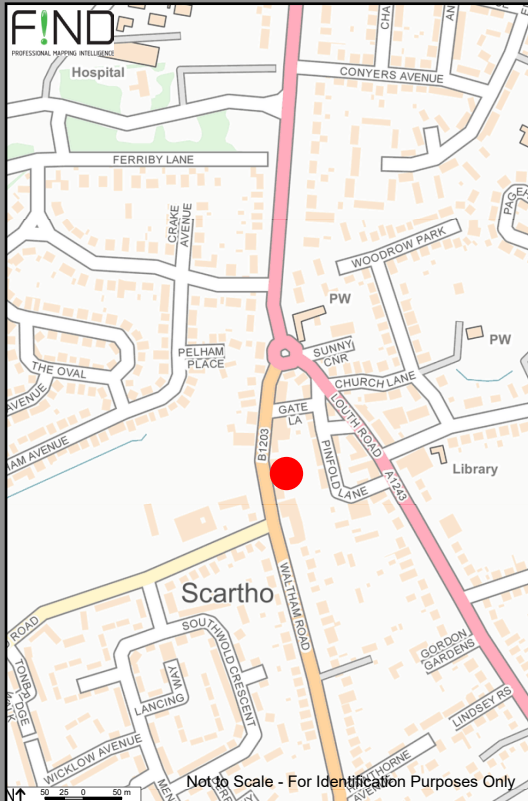
**Scotts**  
01472 267000





17a/b Waltham Road  
Scartho, Grimsby, DN33 2LY

TO LET



**Scotts**  
01472 267000  
www.scotts-property.co.uk

## 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 an end-terrace mixed-use commercial property, with the ground floor currently occupied by Swales butchers. The accommodation is accessed via a private integral staircase and is split to provide two office suites, each with individual office and ancillary kitchen/staff ancillary facilities.

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

In more detail the accommodation comprises

Offices	58.7 sq m	(631 sq ft)
Ancillary	6.9 sq m	(74 sq ft)

## 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 under two entries as 'Office & Premises' with Rateable Values of £2,175 and £2,600 (Source: VOA website), although 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.

## DISPOSAL 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 £5,000 per annum.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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 **Andrew Parker** [andrew@scotts-property.co.uk](mailto:andrew@scotts-property.co.uk) 07525 813963 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.0000

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.