



TO LET:

01482 645522

**First Floor, 15 Waltham Road,
Scartho, GRIMSBY, DN33 2LY**



Available on a new lease: £100 per week exclusive

FEATURES

First floor accommodation

Net Internal Area 49.98 sq m (538 sq ft)

Prominent village centre location

Self-contained

CONTACT

Emma Bennett

emmabennett@clarkweightman.co.uk
07508 879742

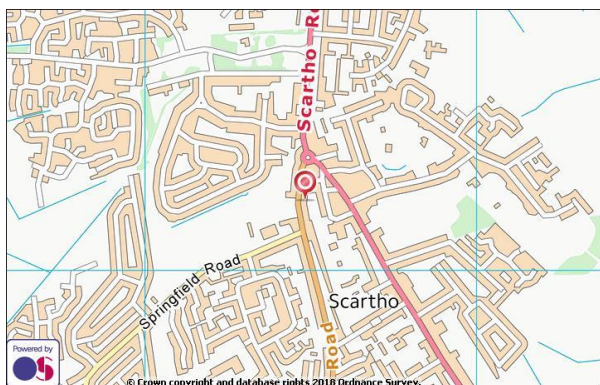


To Let: 15, Waltham Road, Scartho, GRIMSBY, DN33 2LY

DESCRIPTION

The premises comprise a self-contained first floor retail/ office unit with independent staircase access leading from a shared entrance with a downstairs bakery off Waltham Road. The property is arranged to provide a sales area at the front which leads through to ancillary accommodation, kitchen and W.C. facilities at the rear. Accommodation has papered and painted walls and vinyl flooring throughout. Windows are timber framed and single glazed. Heating is provided by a gas fired central heating system which serves perimeter radiators.

LOCATION



Scartho is a popular residential suburb with a population of approximately 11,000. It is well located just north of the A16 (Louth Road) approximately 2 miles south of Grimsby and 4 miles west of Cleethorpes. The area has good local facilities including shops, restaurants, a public house, medical centre, a convenience store and 2 primary schools. The property occupies a prominent mid terrace position fronting Waltham Road, one of the main roads leading through Scartho. There is a public car park within close proximity of the subject property.

TERMS

The premises are available by way of a new lease on effectively a full repairing and insuring basis at a rent of £5,200 per annum, payable monthly in advance. The length of lease to be by negotiation.

ACCOMMODATION

Sales Area 37.22 sq m (401 sq ft)

Ancillary Accommodation 12.76 sq m (137 sq ft)

OTHER INFORMATION

Local Authority - North East Lincolnshire Council.

Rateable Value - £2,850.

EPC - Band E.

Services - Mains gas, water, electricity and drainage are connected to the property. Please note that none of the services have been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT - All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasingbusinesspremises.co.uk.

Legal Costs – Each party will be responsible for their own legal costs in respect of this transaction.

Notice - Clark Weightman Limited for themselves and for Vendors or lessors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatever in relation to this property. (Ref 18/125).



