

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

# TO LET

First floor office suite in a  
popular village location

Approximately 32.4 sq m  
(349 sq ft) overall

Comprising two offices, kitchen  
and WC

Situated within an established  
village centre with good levels  
of footfall

Guide Rent: £3,200 p.a

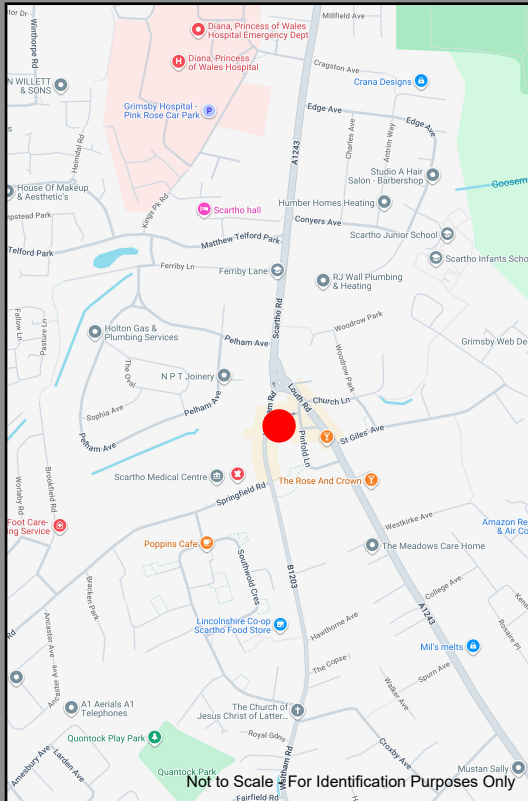


**Scotts**  
01472 267000



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## LOCATION

Scartho is an affluent village located approximately 3 miles south of Grimsby town centre. The primary retail pitches within the village are situated along Waltham Road and Louth Road, which serve as the main arterial routes to the south. The property occupies a prominent position on the eastern side of Waltham Road, in the heart of the village centre.

## DESCRIPTION

The premises comprise part of the first floor of an end-terrace mixed-use commercial property. The ground floor is currently occupied by Swales Butchers. The accommodation is accessed via a private internal staircase and provides two offices, together with a kitchen and WC facilities. Nearby occupiers include Today's Extra, Spar, Cooplands Bakery and Scartho Village Community Centre, along with a variety of other local retailers, restaurants and service providers.

## ACCOMMODATION

Description	Sq M	Sq Ft
Offices	26.8	288
Ancillary	5.6	61
<b>Total</b>	<b>32.4</b>	<b>349</b>

(All measurements are approximate.)

## DISPOSAL / LEASE TERMS

The premises are offered To Let on a new lease for a term to be agreed, on an effective full repairing and insuring basis, at a guide rent of £3,200 per annum.

## RATEABLE VALUE

The property is listed in the Rating List as "Offices & Premises" with a Rateable Value of £2,700 (Source: VOA website), valid until April 2026. The new occupier will be responsible for payment of Business Rates. The premises may be eligible for Small Business Rates Relief; interested parties should make their own enquiries with North East Lincolnshire Council. Reassessment may be required should a change of use occur.

## LEGAL COSTS

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

## ENERGY PERFORMANCE RATING: E (117)

## FURTHER INFORMATION AND TO VIEW

Jordan Clarke [jordan@scotts-property.co.uk](mailto:jordan@scotts-property.co.uk) 07525 813963  
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.7263**

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