

21 Waltham Road, Scartho,
Grimsby, DN33 2LY

FOR SALE

Mixed-use investment

Two ground floor retail units

One-bedroom first floor flat

Income producing property

Popular local retail parade

Main road position linking
Scartho and Waltham

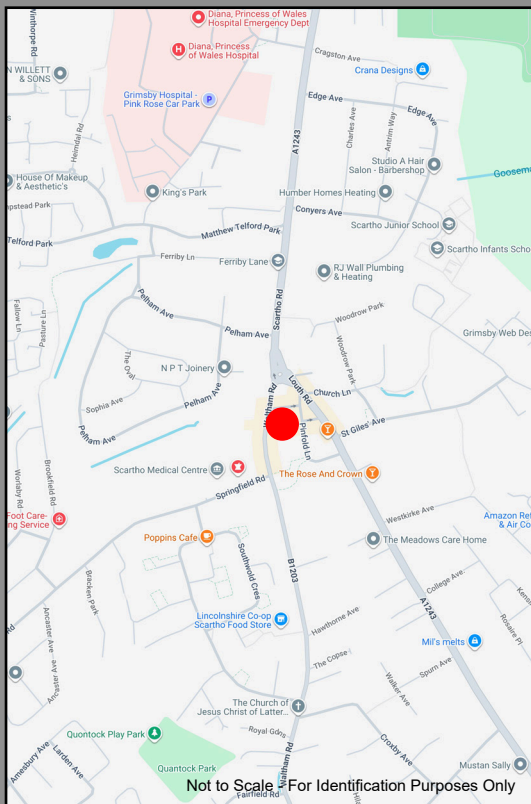
Guide Price £219,000

Scotts
01472 267000



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LOCATION

The property is located on Waltham Road in the Scartho area of Grimsby, providing a key link between the villages of Scartho and Waltham and benefiting from strong levels of passing traffic. The premises have frontage to Waltham Road with roadside parking available, along with a free public car park opposite. Nearby occupiers include a mix of local businesses and national retailers.

DESCRIPTION

The property comprises a mixed-use building providing ground floor retail accommodation with a one-bedroom flat above. The main retail unit is currently used as a barbershop and includes a retail sales area to the front with kitchen and ancillary accommodation to the rear. A further single-storey ground floor retail unit is located to the south within the same grounds and features a timber shopfront.

The property is fully let and currently produces the following income:

Ground floor retail unit	Let until October 2027,	£7,776 p.a.
First floor flat	APT holding over since 2023	£4,680 p.a.
Outbuilding	Lease ends June 2026	£4,200 p.a.
	Gross Passing Rent	£16,656 p.a.

Please note the provisions of the Renters Reform Act 2025 is likely to change the basis of occupation.

ACCOMMODATION

No. 21 – Ground Floor Retail	Retail sales area (barbershop)	33.2 sq m	(357 sq ft)
	Ancillary accommodation	20.0 sq m	(215 sq ft)
	Total Ground Floor Retail	53.2 sq m	(572 sq ft)
No. 21 – Outbuilding	Retail sales area (craft shop)	17.3 sq m	(186 sq ft)
	Store Room	16.4 sq m	(177 sq ft)
	Total Ground Floor Unit	33.7 sq m	(363 sq ft)

DISPOSAL TERMS

The freehold of the property, subject to the current occupation, is offered for sale at a guide price of £219,000.

RATEABLE VALUE

The premises are currently listed within the 2026 Rating List as 'Shops and Premises' with a Rateable Value of £8,400 (source: VOA website). The property will require reassessment should a change of use take place or should the premises be converted into flats.

ENERGY PERFORMANCE CERTIFICATE (EPC) No. 21 – Ground floor: D (87) and No. 21a – First floor flat: D (57)

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Jordan Clarke jordan@scotts-property.co.uk

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