

10 Fairway, Waltham,
Grimsby, DN37 0LU

TO LET

Extending to approximately
36.7 sq m (395 sq ft)

Prominent position in
popular village

Benefits from Class E Use
(office, retail, financial services,
medical, café/restaurant)

Available immediately
on new terms

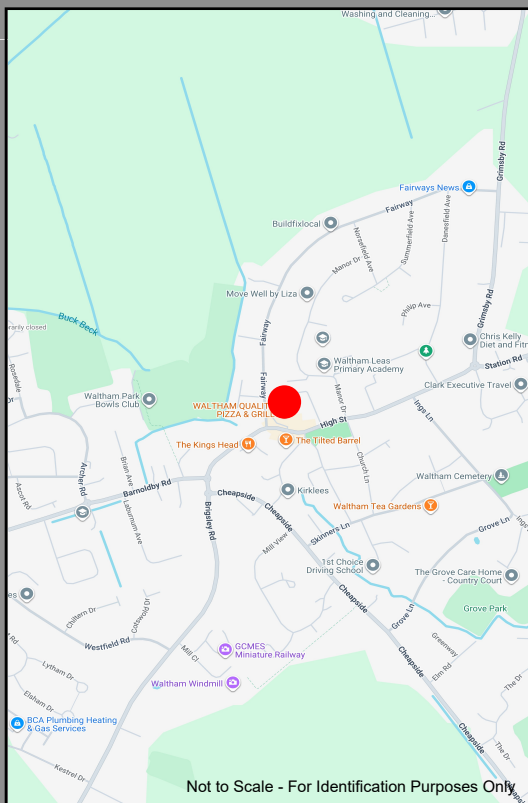
Guide rent £9,500 p.a

Scotts
01472 267000



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LOCATION

Waltham is a popular and affluent village with a range of different retailers located around the commercial centre, together with two public houses, a library and a range of cafés and restaurants.

The village is a popular location with a well-regarded school, and the property is located on Fairway, immediately adjacent to the main shopping centre.

Car parking is available at the property and nearby.

DESCRIPTION

The premises have been used as offices for some time and are currently subdivided to provide a reception area with two office/storage rooms to the rear and a kitchen beyond. There is also a yard immediately adjacent, suitable for loading/unloading or additional vehicle parking.

If required, the premises could be altered to create open-plan office accommodation. The premises have the benefit of an attractive landscaped area at the front.

ACCOMMODATION

Net Internal Office Area	36.7 sq m	395 sq ft
Kitchen	4.90 sq m	53 sq ft
Total Accommodation	41.6 sq m	448 sq ft

RATEABLE VALUE

The premises have a Rateable Value of £3,250. The premises may qualify for Small Business Rates Relief, subject to the circumstances of the occupier.

DISPOSAL TERMS

The premises are available to let for a term of years to be agreed on effective full repairing and insuring terms at a guide rent of £9,500 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING – Awaiting confirmation

FURTHER INFORMATION AND TO VIEW

Contact 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.7294**

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