

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

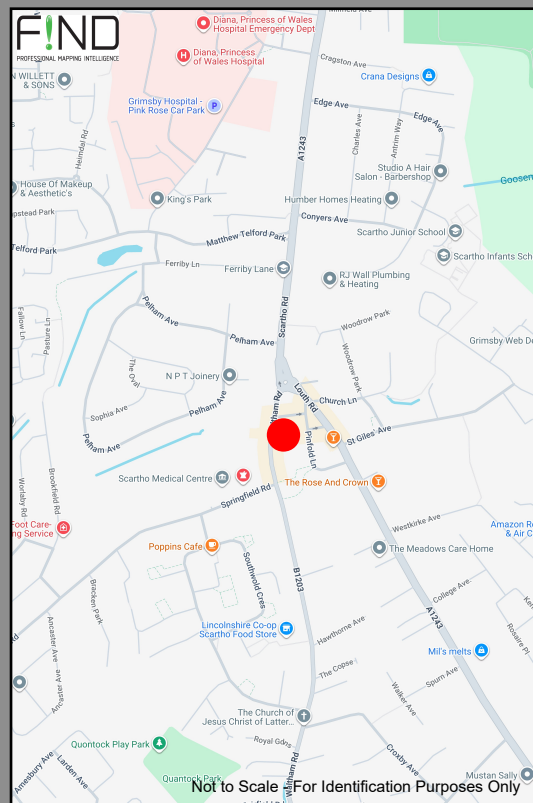
Guide Price: £219,000

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 ground floor retail unit is let until October 2027 at £7,776 per annum, subject to a tenant break option on two months' notice. The outbuilding is let at £350 per month on a rolling basis and the first floor flat is let at £390 per month on an assured shorthold tenancy holding over since 2023.

ACCOMMODATION

Unit	Description	Area (sq m)	Area (sq ft)
No. 21 – Ground Floor Retail	Retail sales area (barbershop)	33.2	357
	Ancillary accommodation	20.0	215
	Total Ground Floor Retail	53.2	572
No. 21a – First Floor Flat	One-bedroom flat	56.0	603
	Total First Floor Flat	56.0	603

DISPOSAL TERMS

The property is offered for sale freehold with full vacant possession at a guide price of £219,000.

RATEABLE VALUE

The premises are currently listed within the 2023 Rating List as 'Shops and Premises' with a Rateable Value of £9,600 (source: VOA website). The property will require reassessment should a change of use take place or should the premises be converted into flats. As of April 2026, the Rateable Value will reduce to £8,400.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: D (87)

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

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