



# To Let

Unit 7 Waltham Windmill, Brigsley Road, Waltham DN37 0JZ

- Retail premises.
- Available on brand new lease terms.
- Suitable for a variety of uses.
- Situated within Waltham Windmill parade of shops and businesses.

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## Location & Situation

The property is situated within the Waltham Windmill estate in Waltham. Waltham Windmill traces its roots as far back as 1666 and the windmill itself is an iconic monument to the local village.

The Waltham Windmill estate offers a mixture of local independent retailers including a restaurant and museum as well as other amenities available. Waltham is approximately four miles south of Grimsby and 30 miles north east of Lincoln.

## Description

The property comprises of a ground floor retail unit with ancillary storage accommodation situated upon the first floor. The property is suitable for a variety of uses.

## Planning

We understand the property benefits from use class E.

## Services

We understand electricity and water are connected to the property. Waltham Windmill provides on site public toilet facilities.

## EPC

We are advised the EPC rating for the property is C.

## Accommodation

The accommodation comprises of the following floor areas:

Ground floor - 617 sq. ft (57.34 sq. m)

First floor - 277 sq. ft (25.69 sq. m)

Total: 894 sq. ft (83.03 sq. m)

## Business Rates

We have been advised the rateable value for the property is £1,975.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs to a minimum of £350 plus VAT.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Terms

The property is available on brand new lease terms at £9,750 per annum exclusive. In addition to the rent, there is an estate maintenance charge of £450 per annum.

Viewings are strictly through appointment via us as sole letting agent.

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