

TO LET

33 Waltham Road
Grimsby
Lincolnshire
DN33 2LY

Former SPAR with Free Car Parking

- Busy location
- Generous free car parking
- Partially fitted out including shelving, display fridges and freezers along with walk-in fridges
- NIA – 6,226 sq ft
- Significant incentives available



0121 400 0407
creative-retail.co.uk

Creative Retail

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Location

The property is situated in the affluent Scartho district of Grimsby, fronts onto the busy Waltham Rd and lies opposite the junction with Springfield Rd.

Grimsby is an important Lincolnshire town that is located at the Humber estuary, 25 miles north of Lincoln.

Description

The premises comprise of a prominent retail unit with generous glazed frontages, rear storerooms and staff facilities at first floor level.

Accommodation

Address	SqM	SqFt
Retail Sales	272.57	2,934
Butchery	49.61	534
Office	15.51	167
Store 1	31.59	340
Store 2	62.89	677
Loading Bay	74.41	801
1st Floor Staff Areas	71.81	773
Total	578.4	6,226

Rent

£30,000 Per Annum Exclusive

Tenure

The premises are available to let by way of the assignment of the existing lease that expires on 25th December 2028.

VAT

We understand that the premises has not been elected for VAT purposes.

Business Rates

The premises are listed with North East Lincolnshire District Council and have a Rateable Value of **£82,000**. Business rates payable are **£40,589 pa.**

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The premises have an EPC rating of B(35). The Energy Performance Certificate is available on request.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Viewings

Strictly by appointment with the Sole Retained Agents.

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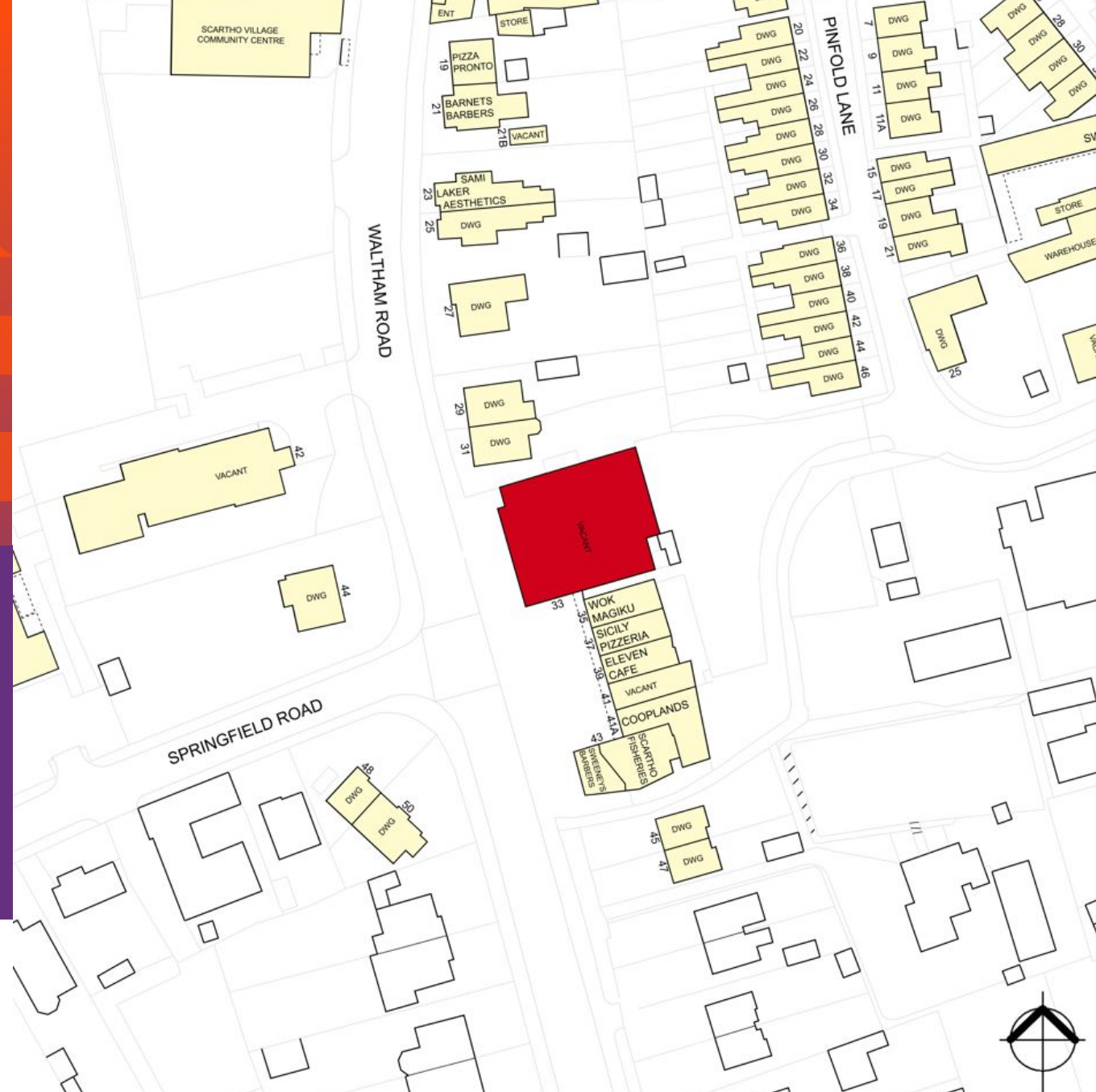
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