

4 Kirkgate
Waltham, DN37 0LS

TO LET

Popular, affluent village
location

Accommodation extending to
approximately 30.07 sq m
(234 sq ft) overall

Comprises of main shop front,
office and ancillary space

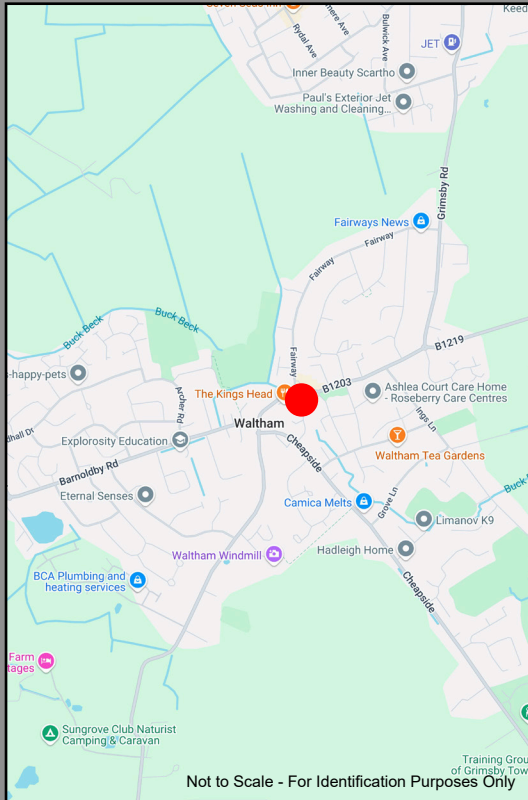
GUIDE RENT £125 p.w
(£6,500 p.a)

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

Waltham has a resident population of approximately 6,000 (Source: 2011 Census) and is located to the south of Grimsby and Cleethorpes close to the villages of New Waltham, Scartho, Brigsley, Barnoldby-le-Beck and Bradley. The property is situated on the north western side of Kirkgate, immediately adjacent to a hairdressers and popular village pub.

DESCRIPTION

The property comprises of a single storey, semi-detached retail accommodation providing a main shop front, office, kitchen and WC opposite a small convenience store and in close proximity to the local centre which has a small supermarket, various takeaways and a florist.

ACCOMMODATION

In more detail the accommodation comprises: -

Retail and office	23.03 sq m	248 sq ft
Ancillary space	7.04 sq m	76 sq ft

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £2,800 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for an element of Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

The premises are offered To Let for a term of years to be agreed on a full repairing and insuring basis at a guide rent of £125 per week (£6,500 per annum).

ENERGY PERFORMANCE RATING

Awaiting Confirmation

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

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.6698

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