



LEASE AVAILABLE

GRIMSBY ROAD, WALTHAM, NORTH EAST LINCOLNSHIRE, DN37 0PR

/// nails.blitz.stream





Former veterinary surgery suitable for Class E use

Providing reception area, consulting rooms and ancillary space

Large site with generous carparking

Popular suburban village with wide catchment area

£15,700 per annum

LOCATION

The property is situated on the east side of Grimsby Road in Waltham close to the junction with Station Road and High Street. Waltham is a popular suburban village to the south of Grimsby town centre and has a population of approx. 6,500 people which is growing as a result of current housing developments. The village enjoys a vibrant village centre offering a wide range of shops and amenities and two well regarded public houses. The tone of the area immediately surrounding the property is of a residential nature with new housing being built adjacent. The Fire Station is close by. Grimsby's main town centre is approx. four miles to the north. The catchment area for the village includes the neighbouring villages of New Waltham, Scartho and Barnoldby le Beck.

DESCRIPTION

The property comprises a single storey detached building within a large self contained site. The building is of domestic style brick construction under a pitched concrete tile roof and benefits from uPVC framed double glazed windows and has gas fired central heating. The accommodation provides a reception area and waiting room leading through to a series of consulting rooms, kennels, operating theatre, office and ancillary storage space. There is an incinerator room to the rear of the property. There is a large staff room with kitchen. Externally the property has gated access on to Grimsby Road. There is a large car park to the front and side of the building.

Additional photographs of the property can be viewed on our website.

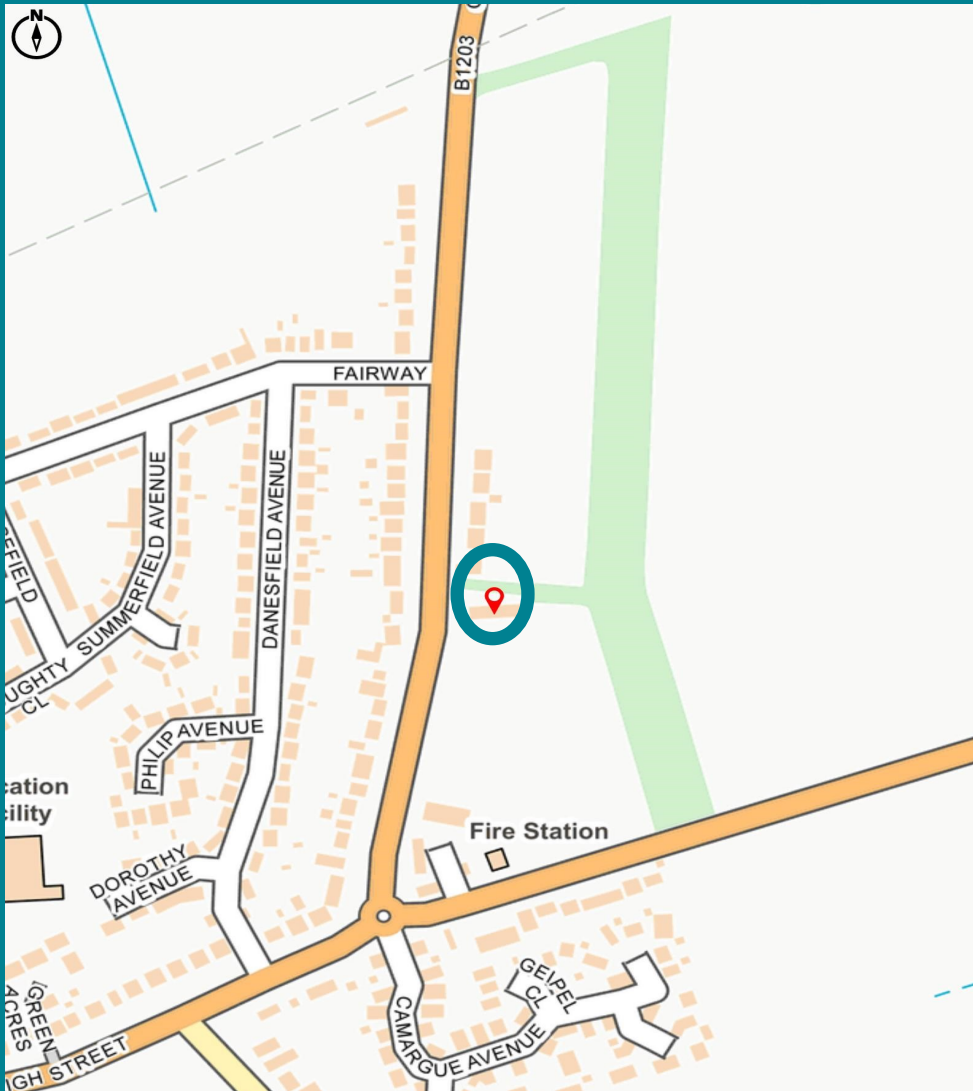
ACCOMMODATION

The floor areas have been measured and calculated on a net internal basis. The floor area is:-

160.1 sq m (1,723 sq ft)

NOTICE Please note our clients do not wish to assign / sub-let to a vet.





TERMS

We are instructed to assign our clients existing lease to the premises. It is for a term of 15 years from 2 June 2021 on a FR&I basis (subject to a schedule of condition). The rent passing is £15,700 pa exclusive and is subject to 5 yearly rent reviews.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council..

Rateable Value: £9,600 (Surgery and premises)

EPC: C.

Services: All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 24/049

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk

**COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...**

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



**01482
645522**

Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk