



NEW NEIGHBOURHOOD CENTRE

MATTHEW TELFORD PARK, SCARTHOTOP, DN33 3ER



Agreement

To Let



Detail

Available Summer 2025 - New
neighbourhood retail units



Rent

Unit 1 - £40,000 pax
Units 2, 3 & 4 - £15,000 pax



Size

From 97.50 to 312 sq m
(1,050 to 3,358 sq ft)



Location

Scartho Top, DN33 3ER



Property ID

#1224808/2025A

For Viewing & All Other Enquiries Please Contact:



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Property

A new neighbourhood scheme serving Scartho Top Grimsby Town extension, which will provide over 2,000 new homes on completion.

The property comprises four retail units, with three of these extending to around 97.50 sq m (1,050 sq ft) and the fourth larger unit to around 312 sq m (3,358 sq ft).

The property sits in the heart of the Neighbourhood Centre for the Scartho Top development, with an Aldi supermarket sitting adjacent, together with a new nursery school and doctors surgery, both of which are currently under construction.

The units will be finished off to an enhanced shell specification with shop fronts and services connected to each unit, ready for the incoming occupiers to fit out.

The units should be available for incoming occupiers by early summer 2025.

Accommodation

From the Architect’s plans provided to us, we understand that, on completion, the units will provide the following gross internal floor areas (GIA), based on the prevailing RICS Code of Measuring Practice:

Area	m ²	ft ²
Unit 1 - UNDER OFFER	312	3,358
Unit 2	97.50	1,050
Unit 3	97.50	1,050
Unit 4	97.50	1,050
Total GIA	604.50	6,508

Energy Performance Certificate

Energy Performance Certificates will be commissioned for each unit on completion of the building work.

Services

All mains services will be available and connected to each unit. The capacity of these can be confirmed to incoming occupiers in due course.

Town & Country Planning

Planning Permission was granted for the development on 25 October 2023 under Planning Reference DM/0451/23/FUL.

The units within the development are able to be used for a variety of uses falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). The permission also permits use of the units falling within Classes F2(a) and F2(b). Full details of the Planning Permission and permitted uses can be provided on request.

There will, however, be a restriction against the use of any unit within the development as a food supermarket or for the sale of food, foodstuffs, groceries or beverages, unless that use is ancillary to the main use. There is also a restriction against the sale of beers, wines, spirits or other intoxicating liquors. Further details can be provided in due course on request.

The units will not be Listed or located within a Conservation Area.

Rates

The units will be assessed for Business Rates on completion.

Tenure

The units will be available **To Let** by way of new leases drawn on the equivalent of Full Repairing and Insuring terms, by way of a service charge to cover the maintenance and repair of the exterior of the units and all of the common areas within the development.

The leases will be granted for minimum terms of 5 years or multiples thereof, subject to 5 yearly upward only rent reviews.

Rent

The units are available to let on the terms set out above at the following rents:

Unit 1 (UNDER OFFER) - £40,000 per annum exclusive

Unit 2 - £15,000 per annum exclusive

Unit 3 - £15,000 per annum exclusive

Unit 4 - £15,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The four unit scheme is situated within the heart of the neighbourhood centre for the developing Scartho Top area of Grimsby.

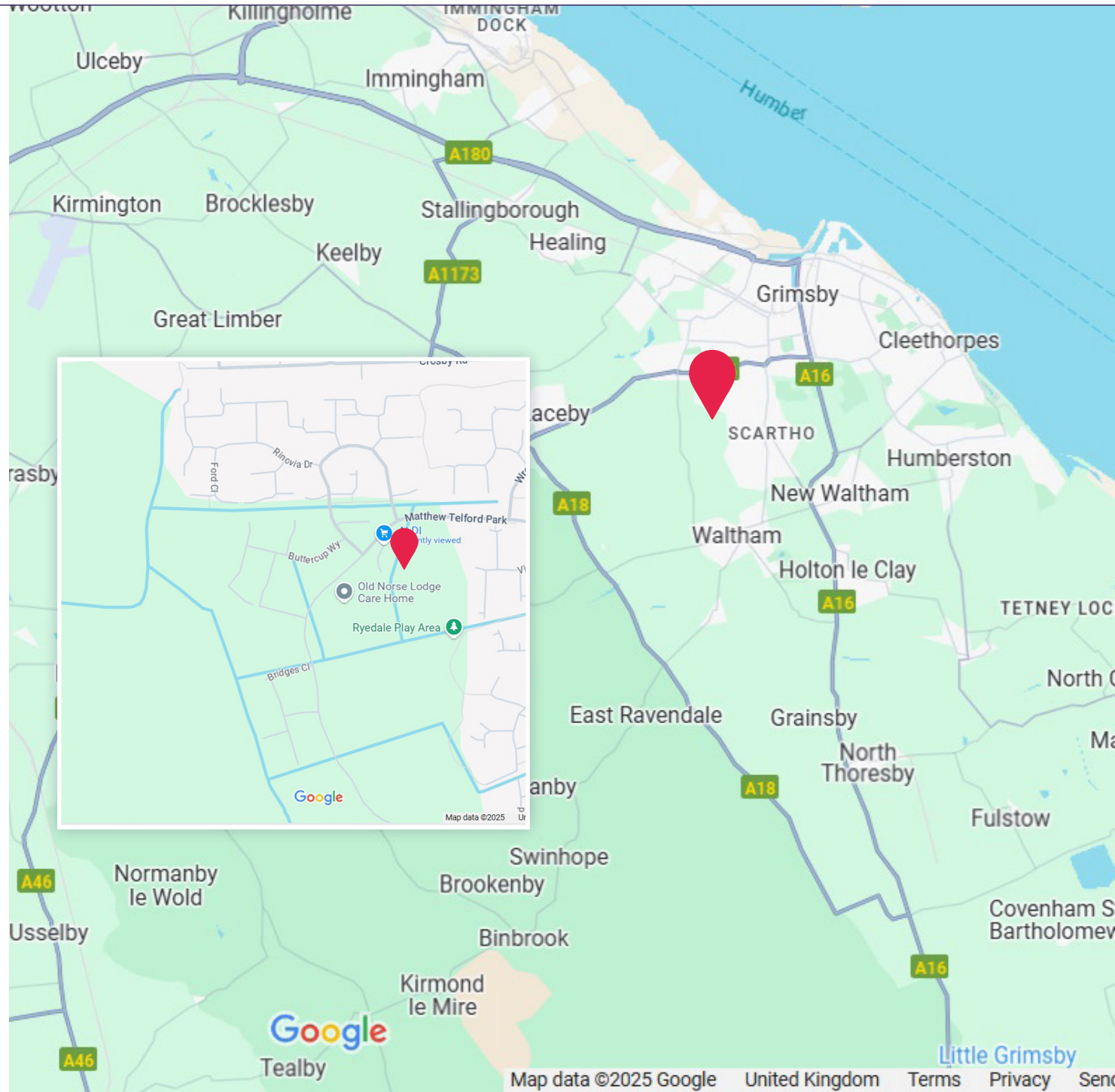
On completion, the Scartho Top development is expected to provide over 2,000 new homes, with the neighbourhood centre, of which these 4 units form part, providing the commercial centre for the village.

Elsewhere, within the neighbourhood centre, can be found an Aldi supermarket (now open), a new medical centre and primary school (both currently under construction) and a new 70 bed care home, the Old Norse Lodge.

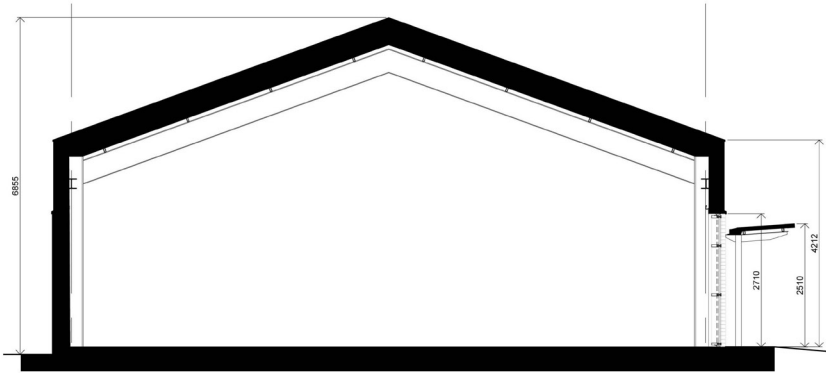
The neighbourhood scheme is located on Matthew Telford Park, a short drive to the west of the A1243 Scartho Road. Grimsby Town Centre is located around 2 miles to the north and Cleethorpes around 3 ½ miles to the north east. Further afield, Louth is located around 16 miles to the south and Lincoln around 40 miles to the south west.

Grimsby and the adjacent town of Cleethorpes have a combined resident population of circa 86,000.

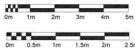
The town is the largest settlement in the north east Lincolnshire District of the county and the second largest in the county after Lincoln and, therefore, provides a wide range of leisure, shopping and educational facilities.







SCALE BAR - 1:100
SCALE BAR - 1:50



client
CASTLE SQUARE DEVELOPMENTS LTD

project
**NEW VILLAGE CENTRE
MATTHEW TELFORD PARK
SCARTHOTHOP, LINCOLNSHIRE**

drawing
PROPOSED ELEVATIONS AND SECTION

scale 1:100/1:50@A1	date OCT 21
drawn PAP	checked
drawing no. 8193C-105	revision C

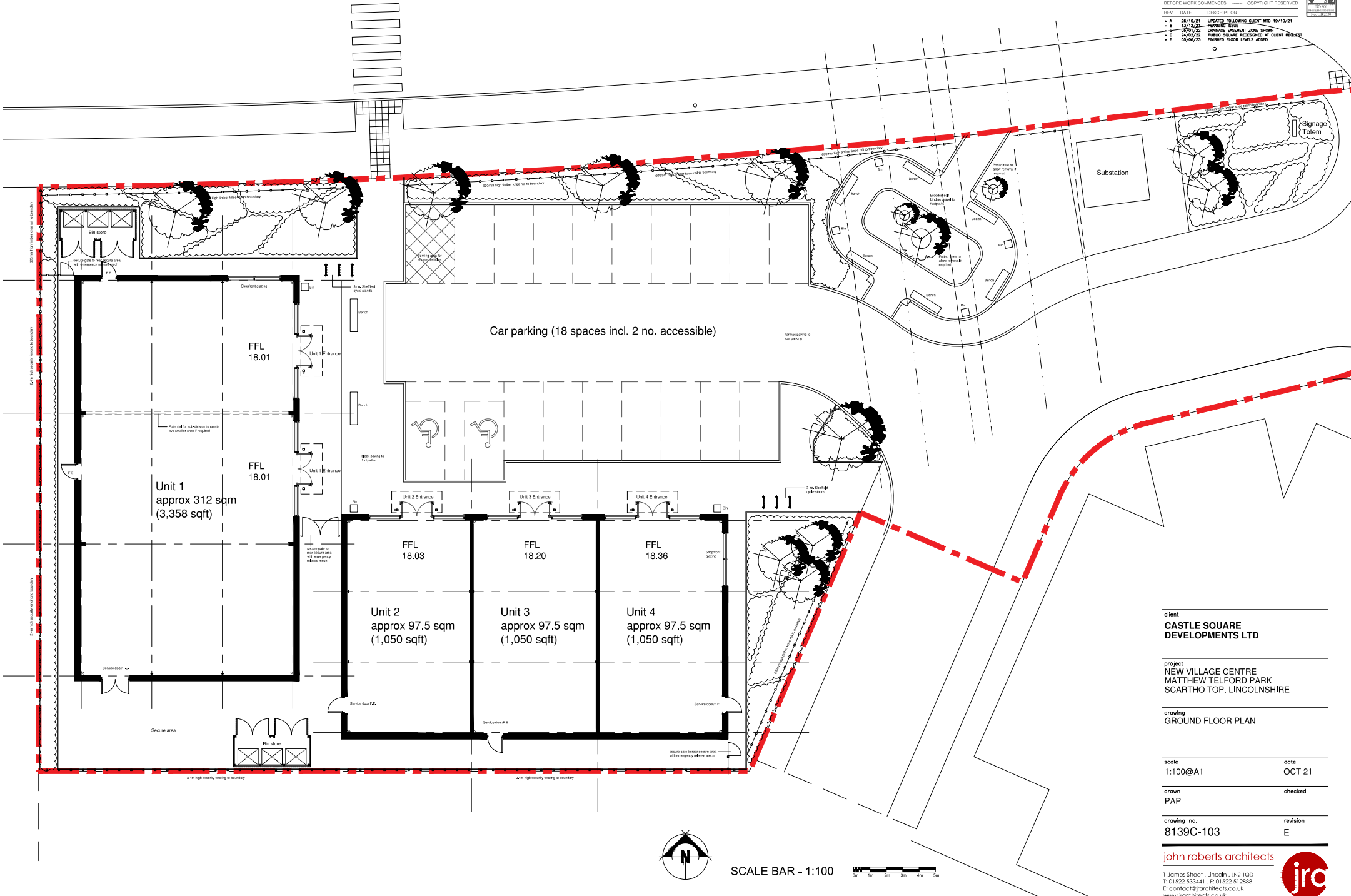
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REV.	DATE	DESCRIPTION
A	26/10/21	UPDATED FOLLOWING CLIENT MPS 18/10/21
B	13/12/21	IMPROVED SITE
C	05/07/22	DRAINAGE EXISTENCE ZONE SHOWN
D	24/02/23	PUBLIC SQUARE REDESIGNED AT CLIENT REQUEST
E	05/06/23	FINISHED FLOOR LEVELS ADDED



client
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project
**NEW VILLAGE CENTRE
MATTHEW TELFORD PARK
SCARTHOP, LINCOLNSHIRE**

drawing
GROUND FLOOR PLAN

scale
1:100@A1

date
OCT 21

drawn
PAP

checked

drawing no.
8139C-103

revision
E

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