



client
CASTLE SQUARE DEVELOPMENTS LTD

project
 NEW VILLAGE CENTRE
 MATTHEW TELFORD PARK
 SCARTHOTOP, LINCOLNSHIRE

drawing
 SITE LAYOUT PLAN



scale
 1:200@A1

date
 OCT 21

**New Neighbourhood Centre, Matthew Telford Park, Scartho Top
 DN33 3ER**
 #1224808/2025A



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:



JAMES BUTCHER
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Director

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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	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/O451/23/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 - £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.

Location

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

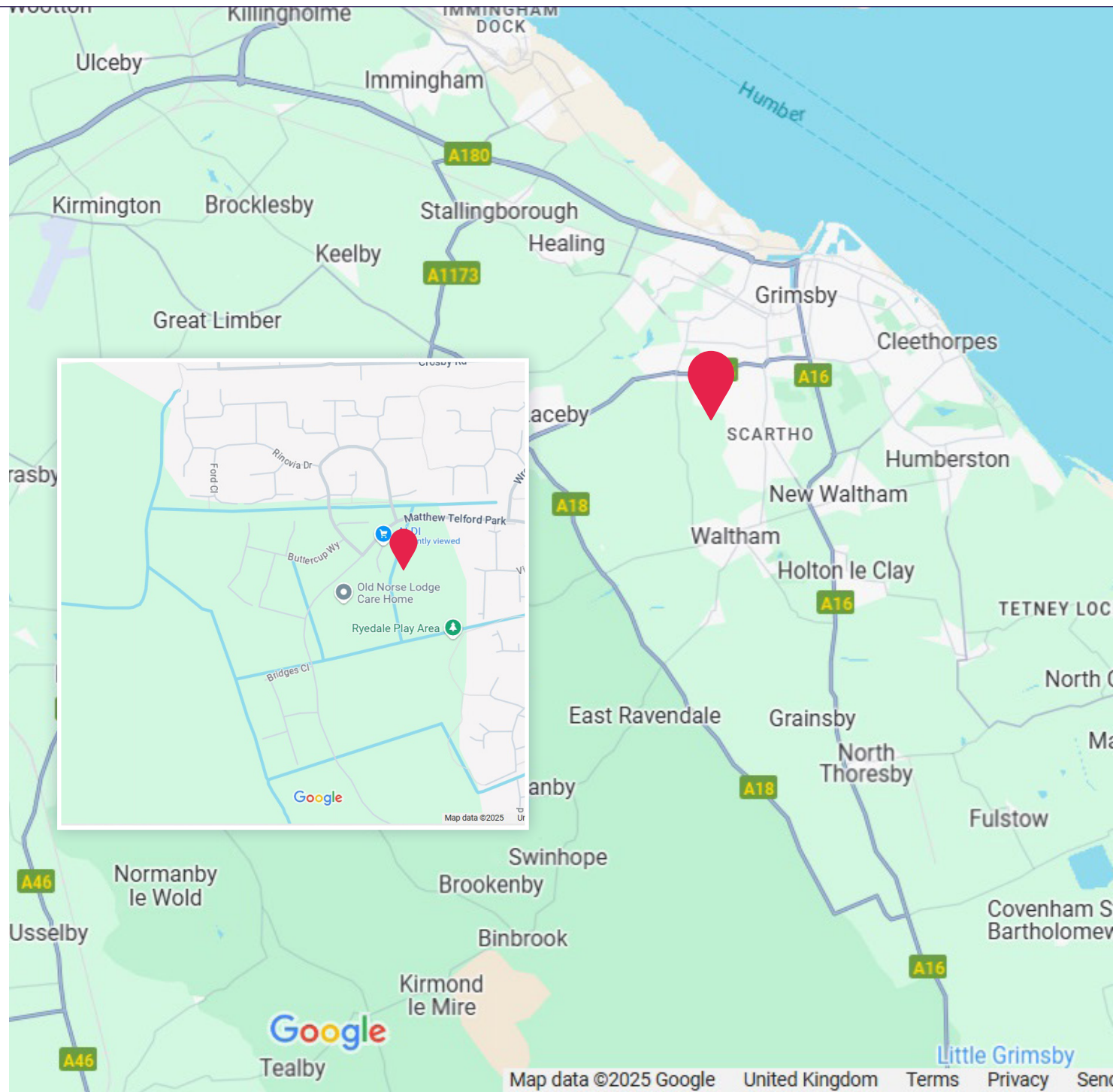
On completion, the Scartho Top development is expected to provide over 2,000 new homes, with the neighbourhood centre, of which these 4 units form part, providing the commercial centre for the village.

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.

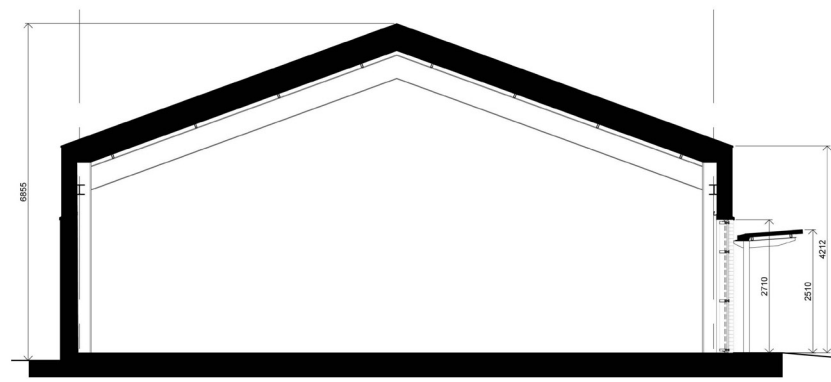
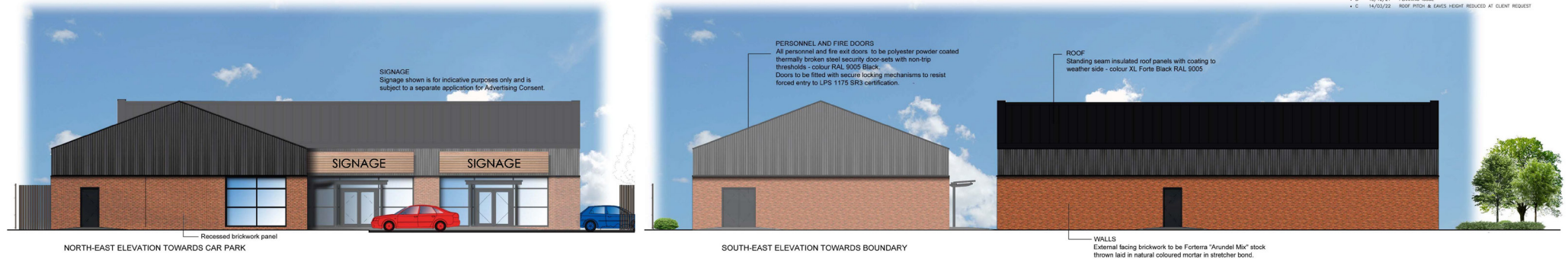




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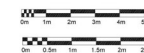
REV. DATE DESCRIPTION

- A 28/10/21 UPDATED FOLLOWING CLIENT WFO 19/10/21
- B 13/11/21 PLANNING ISSUE
- C 14/03/22 ROOF PITCH & EAVES HEIGHT REDUCED AT CLIENT REQUEST



TYPICAL CROSS SECTION (1:50 SCALE)

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



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SCARTHOTOP, LINCOLNSHIRE

drawing
PROPOSED ELEVATIONS AND SECTION

scale
1:100/1:50@A1

date
OCT 21

drawn
PAP

checked

drawing no.
8193C-105

revision
C

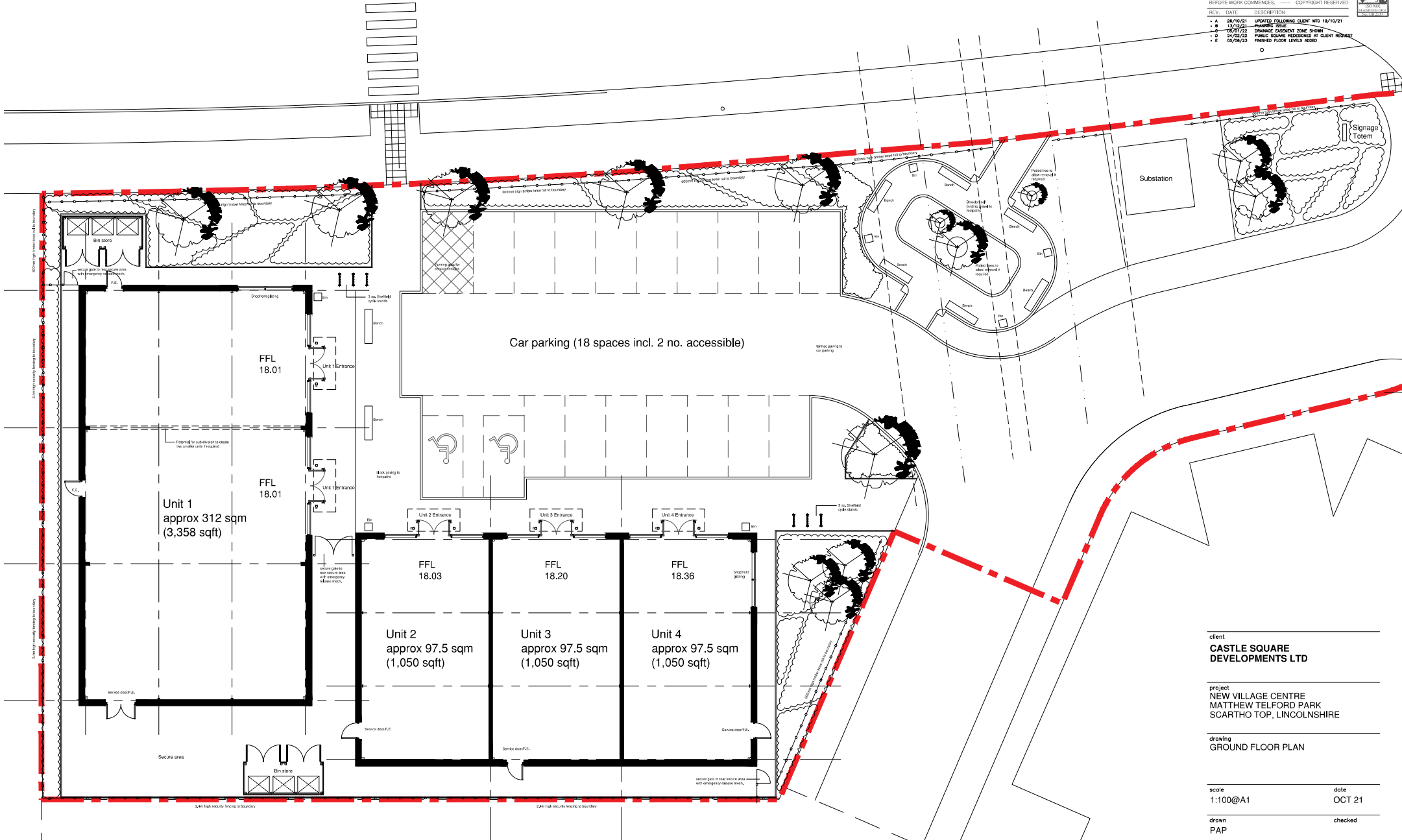
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REV.	DATE	DESCRIPTION
A	26/10/21	UPDATED FOLLOWING CLIENT MFS 18/10/21
B	13/01/22	POWERED SITE
C	05/07/22	DAMAGE EXEMPT ZONE SHOWN
D	24/02/22	PUBLIC SQUARE REDESIGNED AT CLIENT REQUEST
E	05/08/23	FINISHED FLOOR LEVELS ADDED



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GROUND FLOOR PLAN

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8139C-103

revision
E

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SCALE BAR - 1:100

