



33 Boothferry Road
Goole, DN14 5DE

TO LET
RENT £12,000 Plus VAT
Per Annum Exclusive

Property Features

- Excellent Lock-up Retail Shop Unit
- Prime Trading Position in Pedestrianised Area
- Sales Shop, Preparation Area, Kitchen & Toilet
- Within Walking Distance of Main Retailers
- Available Immediately on New FRI Lease



Full Description

SITUATION

The property is situated on the left hand side of the pedestrianised area of Boothferry Road when walking from the level crossing towards the Clock Tower roundabout being clearly marked by one of distinctive To Let Boards.

THE PROPERTY

This consists of a Lock-up Retail Sales Shop being situated in a Prime Trading position in the pedestrianised area of the main Commercial and Retail area of Goole Town Centre and within easy walking distance of all local amenities including the Wesley Square Retail Park and Major Retailers Tesco and Morrisons.

ACCOMMODATION

RETAIL SALES SHOP 24' 9" x 21' 9" (7.54m x 6.63m)

Large display window to front with recessed entrance door, fitted shelves, stainless steel sink unit and worktops and ceramic tiled floor.

PREPARATION AREA 16' 9" x 12' 9" (5.11m x 3.89m)

Three stainless steel sinks and worktops. Shelves and ceramic tiled floor.

KITCHEN / STAFF ROOM 12' 0" x 9' 9" (3.66m x 2.97m)

Single drainer sink unit and built storage cupboards.

TOILET

White low flush W.C. and hand wash basin.

REAR ENTRANCE LOBBY

Door to rear yard.



TO THE OUTSIDE

Enclosed yard to rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property.

None of the services or associated appliances have been checked or tested.

OUTGOINGS

The property has a Rateable Value of £15,500 with Business Rates payable to the East Riding of Yorkshire Council.

TERMS & CONDITIONS

The property is available at a Rent of £12,000 plus VAT per Annum and exclusive of all other out goings by way of a new Full Repairing and Insuring Lease, the Terms of which are subject to negotiation.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements