



15 Boothferry Road
Goole, DN14 5DE

NEW RENT £13,500 Per Annum + VAT

Property Features

- Excellent Lock Up Retail Unit
- Prime Trading position in Pedestrianised Area
- Permission for A1 (Retail) and A3 (Food and Drink)
- Retail Area, Office, Store, Kitchen & Toilets
- Available Immediately on a 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 UNIT 37' 3" x 16' 9" (11.35m x 5.11m)

Large display windows with return frontage and central recessed entrance doors all with electric roller shutters.

INNER PASSAGE

Service cupboard, electric radiator and door to side.

OFFICE / STORE 12' 3" x 11' 3" (3.73m x 3.43m)

Fitted cupboard and shelves.

STORE ROOM 14' 9" x 12' 3" (4.5m x 3.73m)

KITCHEN 12' 6" x 8' 3" (3.81m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Electric water heater and door to side.



DISABLED TOILET

White suite comprising low flush WC and hand wash basin with electric water heater over.

STAFF TOILET

White suite comprising low flush WC and pedestal wash basin with electric water heater over.

TO THE OUTSIDE

Enclosed yard to rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The accommodation has the benefit of air conditioning.

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

OUTGOINGS

The current Rateable Value of the property as from 1st April 2023 is now £14,250 with Business Rates payable to the East Riding of Yorkshire Council.

It is recommended that interested parties should make their own enquiries with the Council in order to ascertain whether or not small Business Rates Relief is available.

TERMS & CONDITIONS

The property is available at a Rent of £13,500 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

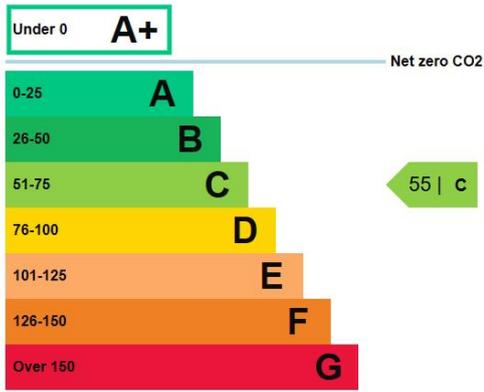
VIEWING

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

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.





Properties are given a rating from A+ (most efficient) to G (least efficient).