



Kingdom Hall

25 Estcourt Street, Goole, DN14 5AS

RENT £150 per week

Property Features

- Lock Up Salon / Retail Unit extending to 1140 sq ft
- Excellent Trading position close to Town Centre
- Large Salon / Retail Area & 3 Treatment Rooms
- Currently a Beauty Salon but ideal for other uses
- Available mid October on a New 3 year Lease

Full Description

SITUATION

From the Clock Tower Roundabout in the centre of Goole take Estcourt Terrace and then turn immediately right into Estcourt Street. The property will be found on the right handside clearly marked by one of our To Let Boards.

THE PROPERTY

This consists of an excellent Lock Up Unit currently used as a Beauty Salon but ideal for a variety of other uses, being situated in an excellent Trading position on the edge of the main Commercial and Retail area of Goole Town Centre, having a large free car park opposite and within easy walking distance of all local amenities including the Wesley Square Retail Precinct, the pedestrianised area and a number of Major Retailers.

ACCOMMODATION

RECEPTION HALL

Double doors from Estcourt Street with metal security gates. Radiator, 2 uplighters, ceramic tiled floor and double doors into:

MAIN SALON / RETAIL AREA 34' 3" x 17' 6" (10.44m x 5.33m)

Fitted Counter / Desk, radiator, ceramic tiled floor and opening into:

SALON AREA 16' 3" x 10' 0" (4.95m x 3.05m)

Washbasin and ceramic tiled floor.

TREATMENT ROOM 15' 9" x 12' 0" (4.8m x 3.66m)

Display window to front, washbasin, radiator and ceramic tiled floor.



TREATMENT ROOM 15' 3" x 10' 3" (4.65m x 3.12m)

Washbasin, radiator and ceramic tiled floor.

TREATMENT ROOM 11' 9" x 10' 3" (3.58m x 3.12m)

Radiator and ceramic tiled floor.

TOILETS

2 cubicles with low flush WCs. Washbasin, radiator, part ceramic tiled walls and ceramic tiled floors.

KITCHENETTE

Radiator.



SIDE LOBBY

Fire escape door to outside.

SERVICES

It is understood that mains drainage, mains water, gas and electricity are laid to the property. There is gas fired central heating to radiators.

RATEABLE VALUE

The current Rateable Value of the property following the revaluation as from 1st April 2023 is now £4,500 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 on a New 3 Year Lease at a Rent of £150 per week (£7800 per annum) plus an annual contribution of £300 for Building Insurance and exclusive of all other outgoings and payable monthly in advance.

The Landlord is to be responsible for roof repairs with the Tenant responsible for all other internal and external repairs and maintenance.

PERFORMANCE BOND

A Performance Bond of £750 is to be paid at the commencement of the Lease which will be refunded at the end of the Tenancy providing that all Rent is paid and the premise is left in the same clean and tidy condition as it was at the commencement of the Tenancy.

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

