

# Townend Clegg & Co

CHARTERED SURVEYORS SINCE 1895



Unit 5 Pool Court  
Pasture Road, Goole, DN14 6HD

**RENT £6,000 PA**

# Property Features

- Lock Up Retail Shop Unit / Office Accommodation
- Excellent Secondary Trading Area
- 45' Retail Unit / Main Office, Private Office, Kitchen & Toilet
- Ideal For Variety Of Uses
- Available Immediately on New 3 Year FRI Lease

## Full Description

### SITUATION

The property is best approached from the Railway Crossing/Traffic Lights in the centre of Goole by taking Pasture Road where Unit 5, Pool Court will be found on the right hand side clearly marked by one of our distinctive To-Let boards.

### THE PROPERTY

This consists of a Lock Up Retail Shop Unit / Office Accommodation being situated in an excellent Secondary Trading position on the edge 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 Precinct, the Pedestrian Area and Major Retailers Tesco and Morrisons.

### ACCOMMODATION

#### RETAIL SALES SHOP / MAIN OFFICE 45' 9" x 16' 9" (10.29m x 5.11m)

Entrance door and display window to front..

#### PRIVATE OFFICE 13' x 7'9" (5.56m x 3.81m)

#### KITCHEN 8' 9" x 8' 0" (2.97m x 2.44m)

Sink unit and base unit with worktop. Electric water heater and ceramic tiled floor.

### SEPARATE TOILET

White low flush W.C and hand wash basin. Ceramic tiled floor.

### REAR PASSAGE

Door leading to the rear.

### SERVICES

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

### OUTGOINGS

Rateable Value £5,900

It is recommended that interested parties should confirm the above information with the East Riding of Yorkshire Council and ascertain whether or not small Business Rates Relief is available.

## TERMS AND CONDITIONS

The property is available at a Rent of £6,000 plus VAT per annum being paid monthly in advance and exclusive of all other outgoings, by way of a New 3 Year Full Repairing and Insuring Lease.

## 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 (CO<sub>2</sub>) Impact Rating Graphs are shown.

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Agents Note: Whilst every care has been taken to prepare these To Let particulars, they are for guidance purposes only. All measurements are approximate 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