

1 Mariners Court,  
Goole, DN14 5DH

# TO LET

Ground & First Floor Retail  
Opportunity

Providing a total area of  
112.9 sq m (1,217 sq ft)

Return window frontage

Located opposite Goole's  
train station

Would suit a variety of other uses  
(subject to planning)

Rent £6,500 p.a exc

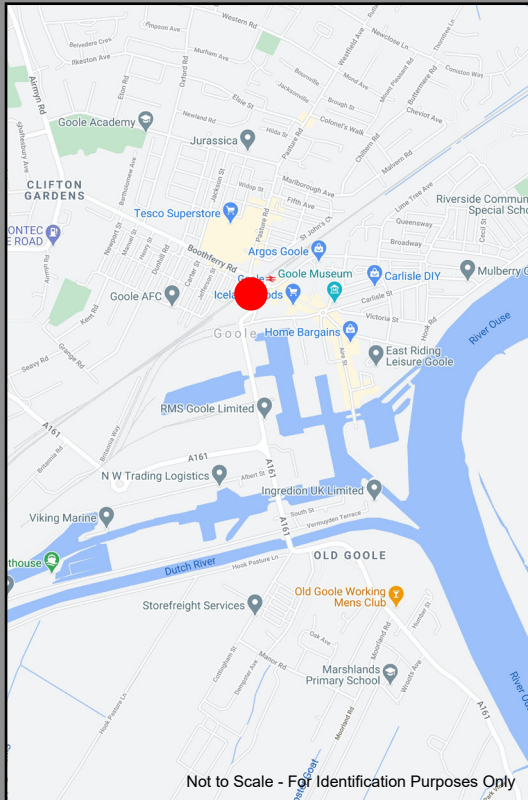


**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is located in Goole, an East Yorkshire town with a population of 20,000 located adjacent to junction 36 of the M62, midway between Leeds and Hull. The subject property occupies a corner pitch of a small precinct located at the point where Boothferry Road meets Mariners Street and Edinburgh Street close to the town centre. Nearby occupiers include Costa Coffee, Superdrug, Iceland and Bon Marche. The property benefits from easy access to Goole's Train station situated directly opposite.

The unit forms part of a larger purpose-built retail property of brick construction to a two-storey height under a flat roof. The ground floor encompasses the main sales area with the first-floor access providing ancillary storage and staff facilities.

Occupying a corner pitch the subject property benefits from a return frontage facing onto Boothferry Road. To the rear, the property benefits from a shared yard providing staff parking, a delivery point and bin store/collection point.

## ACCOMMODATION

### Ground Floor

|             |           |             |
|-------------|-----------|-------------|
| Main Sales  | 57.8 sq m | (622 sq ft) |
| Rear Stores | 4.6 sq m  | (50 sq ft)  |

### First Floor

|        |           |             |
|--------|-----------|-------------|
| Stores | 22.9 sq m | (247 sq ft) |
| Stores | 27.6 sq m | (298 sq ft) |

**Total Area 112.9 sq m (1,217 sq ft)**

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £5,300 effective April 2017.

## DISPOSAL TERMS

The accommodation is offered to the market either through an assignment of the existing Age UK lease (currently held on a ten-year lease from 14/06/2014 at a passing rent of £6,500 p.a paid quarterly in advance, next break date 14/06/2024), or by way of a new lease to be agreed with the landlord.

**ENERGY PERFORMANCE RATING:** Requires Re-assessment

## LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien on [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) or 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU   **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL   **Grimsby** 12 Town Hall Street, DN31 1HN   **CS.6785**

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