

20 Boothferry Road,  
Goole, DN14 5DA

# TO LET

Prime Retail Unit available in the  
heart of Goole

Located on the pedestrianised high  
street Boothferry Road

Providing a total area of  
102.8 sq m (1,107 sq ft)

Nearby occupiers include  
Costa Coffee, Superdrug, Iceland  
and Bon Marche

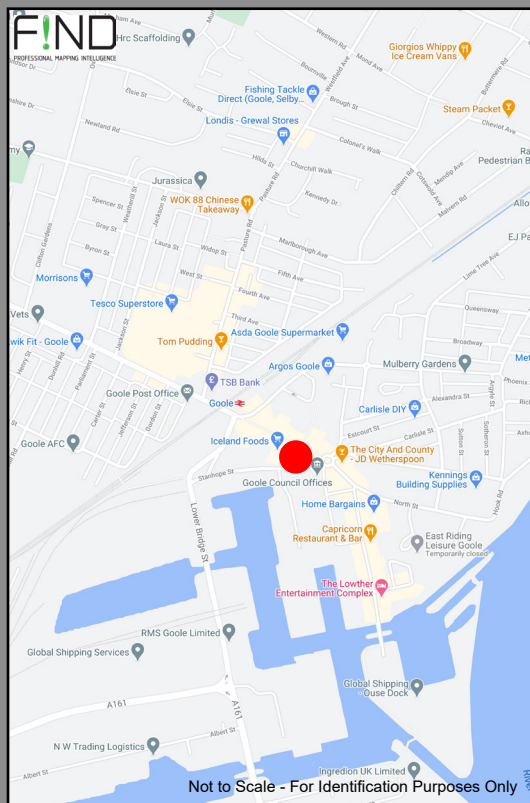
Rent £11,000 p.a.

**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 mid-terrace pitch along Boothferry Road within 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 within close proximity.

The unit forms part of a larger retail property of traditional brick construction built to a two-storey height under a pitched roof. The ground floor provides a main sales area incorporating a suspended ceiling with integrated spot lighting a laminate wooden floor. To the rear of the property is a staff kitchen and access to Stanhope Street.

First-floor access is provided via a rear internal staircase that leads to ancillary storage space and staff facilities including a WC. To the rear, the property benefits from private access to yard space providing a separate delivery point and bin store/collection point.

## ACCOMMODATION

Ground Floor Sales 66 sq m (710 sq ft)

Staff kitchen 6.25 sq m (67 sq ft)

First Floor Stores 30.6 sq m (329 sq ft)

**Total Area 102.8 sq m (1,107 sq ft)**

## RATEABLE VALUE

The property is described as 'Shop & premises' with a rateable value of £14,500 effective April 2017.

## DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms at a Rent of £11,000 per annum.

**ENERGY PERFORMANCE RATING:** Requires Reassessment

## 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.6797**

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