

35 - 39 Boothferry Road,
Goole, DN14 5DE

TO LET

Prime Retail Unit available To Let
in the heart of Goole

Located on a prime
pedestrianised pitch

Ground floor extends to
403 sq m (4,338 sq ft)

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

Lease Incentives available

Rent on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located in the East Yorkshire town of Goole in the pedestrianised area of Boothferry Road, the main retail pitch in the town. The population of the town is approximately 20,000 persons, with future growth on the horizon with various industrial developments taking place, notably the new Siemens Factory, which will construct the next batch of London Underground trains.

The surrounding area is home to a variety of national, regional and local covenants. Costa Coffee, Superdrug, Iceland and Bon Marche have representation nearby. Elsewhere in the town, B&M Bargains, Lidl, Tesco and Morrisons are represented.

The premises are open plan and benefit from rear loading.

ACCOMMODATION

Ground Floor	403 sq m	(4,338 sq ft)
First Floor	346 sq m	(3,723 sq ft)
Total	749 sq m	(8,061 sq ft)

DISPOSAL TERMS

The property is available To Let under the terms of a new lease to be negotiated.

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RATEABLE VALUE

The property is described as 'Shop and Premises' with a Rateable Value of £45,750. For clarification of rates payable, please contact the local rating authority.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: E

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Joint Agent Sanderson Weatherall Peter Heron peter.heron@sw.co.uk 0113 221 8140

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6708**

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