

Boothferry Road,
Howden, DN14 7DZ

TO LET

Former showroom & workshops

Extends to 1,427 sq m (15,360 sq ft)
on a site of 1.5 acres

Secured with profile mesh fencing
and CCTV

Located in close proximity to
the M62 and the wider
motorway network

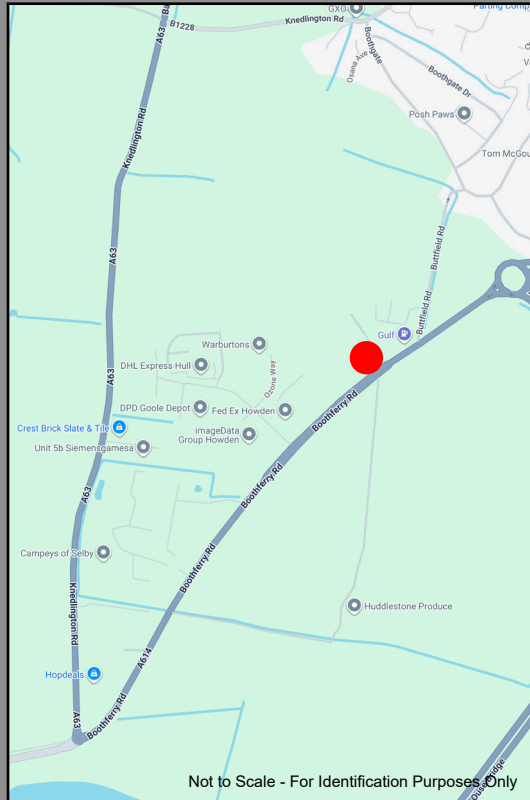
Guide Rent £120,000 p.a.

Scotts
01482 325634



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LOCATION/DESCRIPTION

Howden is a market town which is located in the west of the East Riding of Yorkshire, approximately 3 miles north of Goole and 17 miles south-west of York. The town is located to the north of the M62 and is served by the Hull to York railway and the Hull to London train line served by Hull Trains. The A614 forms a strong southern and eastern boundary to Howden.

Located on the A614, approximately 1 mile west of Junction 37 of the M62, the property offers easy access to all parts of the region and the national motorway network and is visible from the M62. The site is a c.8-minute drive from the M18 to the south and 21 mins to the A1(M) to the north.

The property benefit from a sales area with suspended ceiling and integrated lighting throughout and three workshop/stores areas, internal and external WC facilities and three roller shutter access doors. There is an oil fired space heater within the rear workshop area and 3 phase electricity supply.

Externally there is a substantial concrete surfaced forecourt with the remainder of the yard are being compacted crushed stone.

The whole site is bounded profile mesh fencing. The building and site are covered by CCTV.

ACCOMMODATION

Former showroom and workshops extending to 1,427 sq m (15,360 sq ft) on a site of 1.5 acres.

SERVICES

The property is served by mains electricity and water only.

RATEABLE VALUE

The property is described as 'Workshop & Premises' at £59,000 RV.

LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £120,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C (57)

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7222**

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