



**2 RED LION STREET**  
**GOOLE, DN14 6BX**

**£6,500 PER ANNUM**

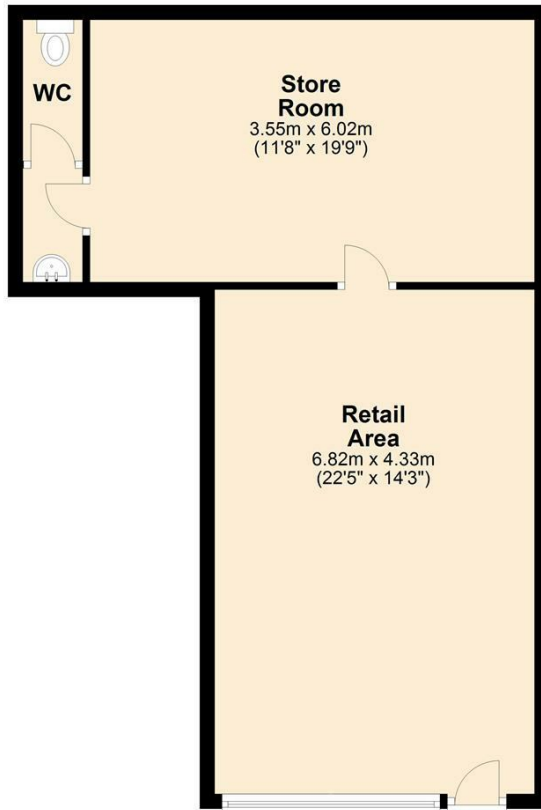
This ground floor retail unit extends to approx 54 square meters and comprises a retail area, a rear store room and WC. Excellently located for foot traffic to and from Tesco and parking facilities also available nearby. Metal roller shutter to the front for added security. EPC D. Available now!

**EPC:**



### Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Thorne Lettings  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

