

TO LET

- ✔ Located on East bound platform
- ✔ Central location within Goole.
- ✔ Suitable for a variety of business uses.
- ✔ Annual station footfall of 295,249 pre-COVID
- ✔ Regular services to Hull, Sheffield & Doncaster
- ✔ Available now

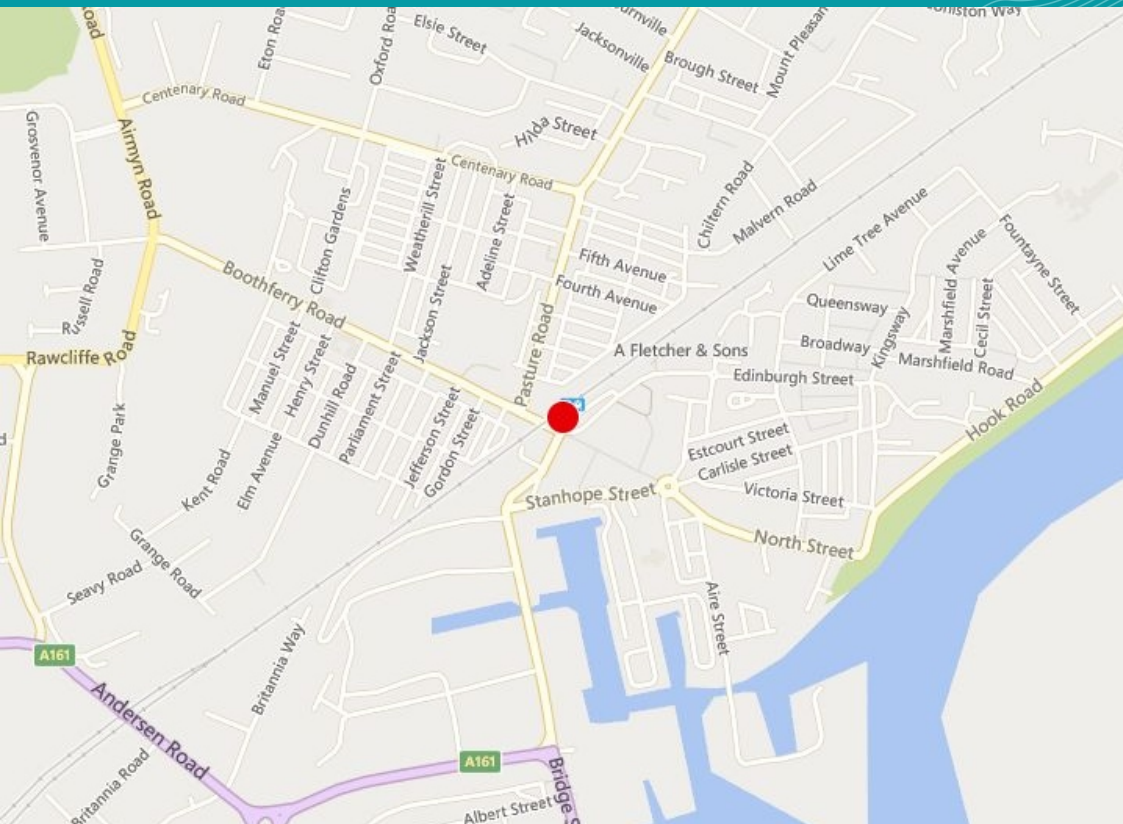


Goole Station, Boothferry Road, Goole DN14 5DD

Commercial Opportunity

250 Sq Ft
(23 Sq M)

Goole Station, Boothferry Road, Goole DN14 5DD



DESCRIPTION

On behalf of Northern, the self-contained premises are arranged on the ground floor with access via the East bound platform from which there are regular trains to Hull.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	250	23

EPC

EPC - TBC

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance rent will be the equivalent of 2.5% of the annual rent.

LOCATION

Goole Railway Station is situated in the centre of Goole on the Hull and Doncaster line. It is situated 31 miles from Hull and 23 miles from York and connects passengers to Doncaster, Hull, Scarborough and Sheffield.

The station has an annual footfall figure in excess of 295,249 pre-COVID.

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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