

# PRIME SHOP TO LET / FOR SALE



## 64 BOOTHFERRY ROAD, GOOLE, DN14 5BT

### LOCATION

The historic town of Goole is well located within easy reach of Junction 36 of the M62 and is recognised as one of the most important inland ports in the country, with a population of some 20,000 residents.

### SITUATION

The shop has a prime location on the short pedestrianised section of Boothferry Road, close to other well-known retailers including Savers, Specsavers, Costa Coffee, Timpson, Bonmarché, HSBC, Iceland, Nationwide, EE, Halifax, Dominos, and Ramsdens, as well as several local occupiers.

Boothferry Road is also directly opposite the town's train station providing regular services to Hull, Doncaster, and Sheffield.

### DESCRIPTION

The shop provides an open-plan ground floor retail sales area with office and rear store. There is further storage at first floor together with a staff kitchen and wc facilities.

Externally there is a communal yard with delivery access and 2 allocated parking spaces.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

|                |              |              |
|----------------|--------------|--------------|
| Gross Frontage | 7.397m       | 24'3"        |
| Internal Width | 7.142m       | 23'5"        |
| Built Depth    | 36.85m       | 120'11"      |
| GF Sales       | 215.26 sq.m. | 2,317 sq.ft. |
| GF Store       | 35.67 sq.m.  | 384 sq.ft.   |
| GF Office      | 4.92 sq.m.   | 53 sq.ft.    |
| FF Stores      | 79.34 sq.m.  | 854 sq.ft.   |
| FF Kitchen     | 9.29 sq.m.   | 100 sq.ft.   |

### LEASE TERMS

The shop is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

### PRICE

Offers in the region of **£20,000 per annum exclusive** for the rental or **£200,000 exclusive** for the freehold.

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**



**ENERGY PERFORMANCE CERTIFICATE**

The property has been independently assessed and certified as falling within Band C (55). A copy of the EPC is available on request.

**RATES**

We understand the property is assessed as follows:-

Rateable Value    £25,500

We understand rates are not currently payable but recommend all Interested parties make their own enquiries with the Local Rating Authority as to the actual rates payable.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VAT**

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

**FURTHER INFORMATION/VIEWING**

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Subject to Contract  
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