

GROUND & FIRST FLOOR OFFICE TO LET



3&5 ESTCOURT STREET, GOOLE, DN14 5AS

- 286 – 1,195 sq.ft
- Can be let as 2 separate units
- Suitable for a variety of uses including Office, Healthcare, Beauty, Hairdressers & Counselling.
- Historic port town

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The historic port 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 property occupies a prominent location on Estcourt Street immediately adjacent to Gotchs Electrical Store and in close proximity to Goole Market Hall, Goole Library.

It is also close to the pedestrianised section of Boothferry Road, with occupiers including Savers, Specsavers, Costa Coffee, Timpson, Bonmarché, HSBC, Iceland, Nationwide, EE, Halifax, Dominos, and Ramdens, as well as several local occupiers.

DESCRIPTION

The property comprises ground and first floor office accommodation.

The ground floor unit, which is currently used as an office, could be let separately and is suitable for a variety of retail and office uses.

The first floor office benefits from separate access through a ground floor entrance off Estcourt Street with stairs leading to the first floor and an internal door linking both the ground and first floor accommodation. Internally the office is currently partitioned to create multiple private offices and benefits from staff kitchen and wc facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Gross Frontage	4.10m	13'5"
3 Estcourt St	84.45 sq.m	909 sq.ft
5 Estcourt St	26.57 sq.m	286 sq.ft
Total	111.02 sq.m	1,195 sq.ft

TERMS

3 Estcourt Street is available to let by way of a new internal repairing lease for a term to be agreed at a rent of **£7,500 per annum exclusive**.

5 Estcourt Street is available to let by way of a new internal repairing lease for a term of years to be agreed at a rent of **£4,000 per annum exclusive**.

Alternatively, the offices can be let as a whole at a rent of **£10,500 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £5,,200

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

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
2024