

Goole – 56A Boothferry Road DN14 5DA

Virtual Freehold Ancillary with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



Goole – 56A Boothferry Road DN14 5DA

Virtual Freehold Ancillary with Residential Development Potential



### Investment Consideration:

- OIEO: £30,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises self-contained accommodation at first floor (in need of full refurbishment)
- Situated in the heart of the town centre within short walk from Goole Train Station
- Nearby occupiers include Subway, Iceland, Halifax, Specsavers, Costa Coffee and more.



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### Property Description:

The property comprises self-contained accommodation at first floor (in need of full refurbishment), providing the following accommodation and dimensions:

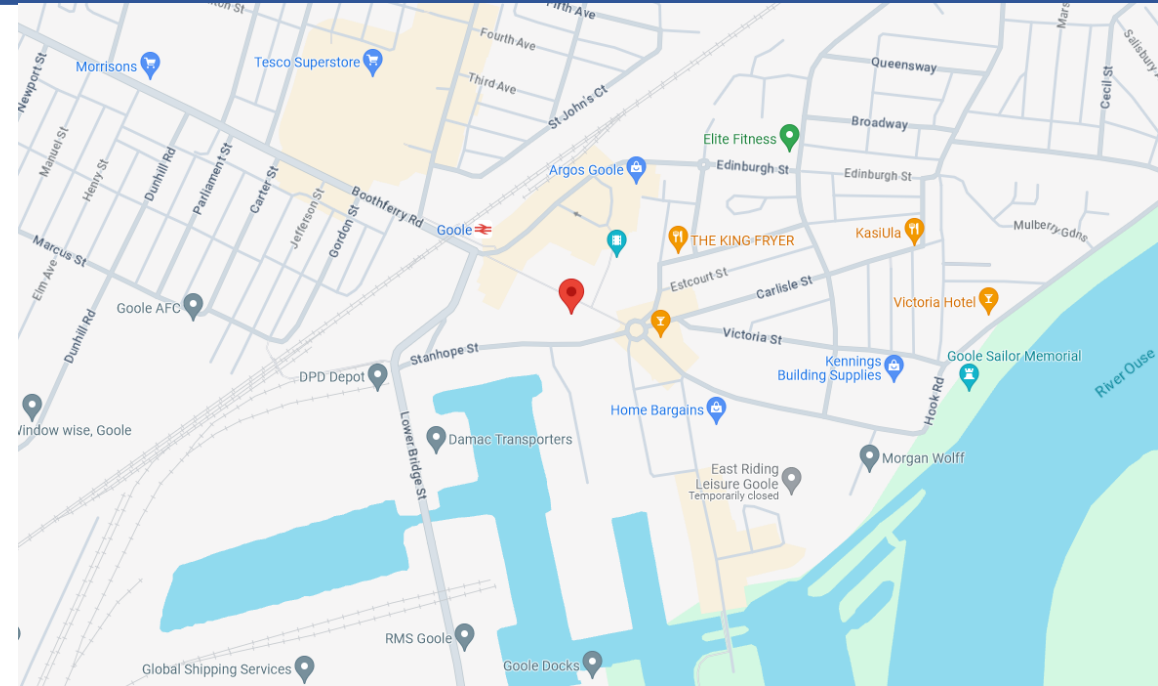
First Floor: 45.1 sq m (485 sq ft)  
2 large rooms, wc

### Tenure:

Long Leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.

### Location:

Goole is a port, market town and civil parish in the East Riding of Yorkshire, England. Goole lies on the River Ouse, 19 miles (31 km) south of York and 29 miles (47 km) west of Hull. Goole is south of the M62 linking it with Kingston upon Hull in the east and Leeds and the West Yorkshire urban belt in the west. To the north the A63 road via Howden provides local access to the A19 road to Selby and York. The M18 runs west of the town, connecting it with South Yorkshire, the South and the Midlands. The property is located in the town centre within short walk to Goole train station. Nearby occupiers include Subway, Iceland, Halifax, Specsavers and Costa, amongst others.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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