

Goole – 52/54 Boothferry Road DN14 5DA  
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



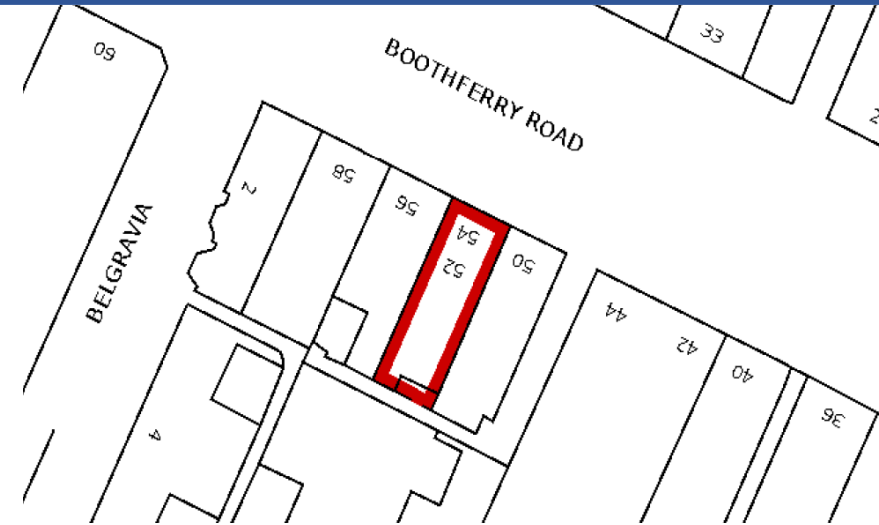
# Goole – 52/54 Boothferry Road DN14 5DA

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £95,000
- Gross Initial Yield: 8.63%
- Rental Income: £8,200 p.a.
- VAT is applicable to this property
- Comprises ground floor retail shop with ancillary at first floor (inaccessible)
- Situated in the heart of the town centre within short walk from Goole Train Station
- Nearby occupiers include Subway, Iceland, Halifax, Specsavers and Costa, amongst others.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 52-54 (Ground/First Floor)	Ground Floor: 61 sq m (654 sq ft) Open plan retail, storage, wc  First Floor: Not inspected	Individual	5 Years from 21 April 2024	£8,200	Note 1: FRI Note 2: Rent review on 21.04.27 open market upward only Note 3: No breaks Note 4: Deposit held of £1,400 Note 5: Tenant pays reduced rent of £7,800 p.a. for the first year. Vendor will top up rent, so the buyer receives the equivalent of £8,200 p.a. from sale completion.
			<b>Total</b>	<b>£8,200</b>	

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### Property Description:

Comprises ground floor retail shop with additional ancillary at first floor (inaccessible). The property benefits from rear access and provides the following accommodation and dimensions:

Ground Floor: 61 sq m (654 sq ft)

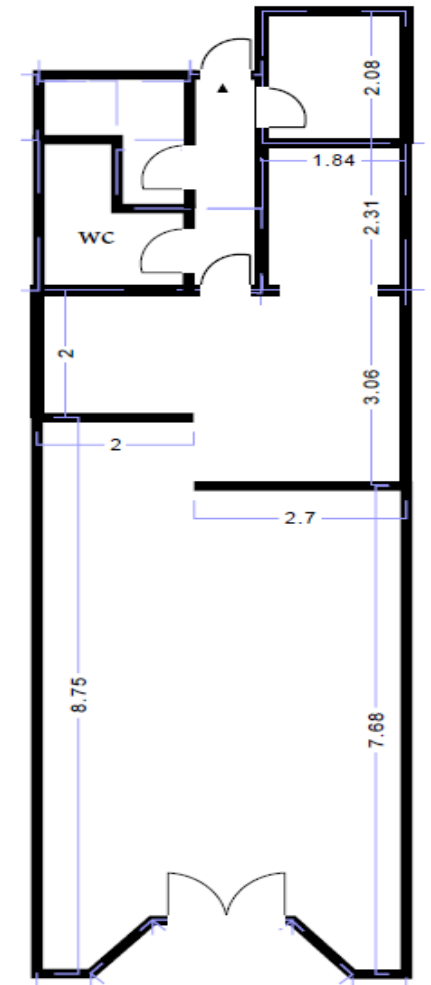
Open plan retail, storage, wc

First Floor: Not inspected

### Tenancy::

The entire property is at present let to an Individual for a term of 5 Years from 21<sup>st</sup> April 2024 at a current rent of £8,200\* p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,400. No breaks.

\*Tenant pays reduced rent of £7,800 p.a. for the first year. Vendor will top up rent, so the buyer receives the equivalent of £8,200 p.a. from sale completion.



Ground Floor

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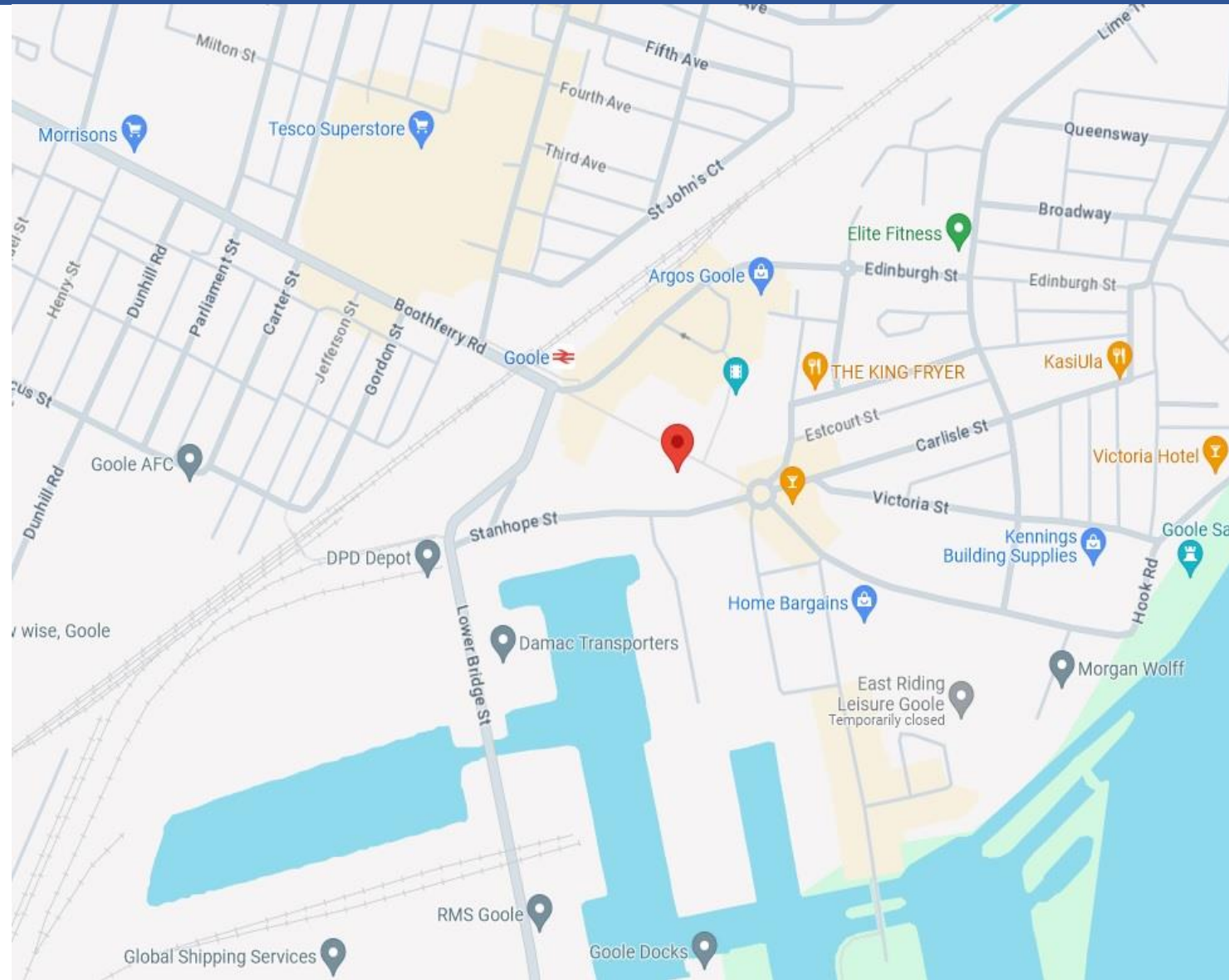


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## Location:

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

PROPERTY CONSULTANTS

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