

linkagency



49, Fifth Avenue, Goole, East Yorkshire, DN14 6JD
£275,000



- Part commercial Investment opportunity
- Overall ROI of 8%
- Reliable residential tenant occupying the flat

- Reliable rental income
- 5 years remain on current commercial lease
- Modern design and construction



Description

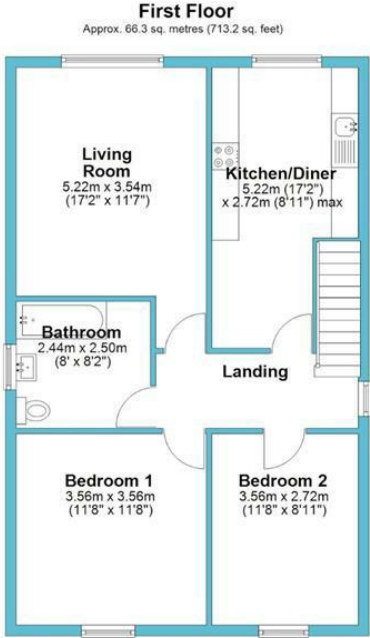
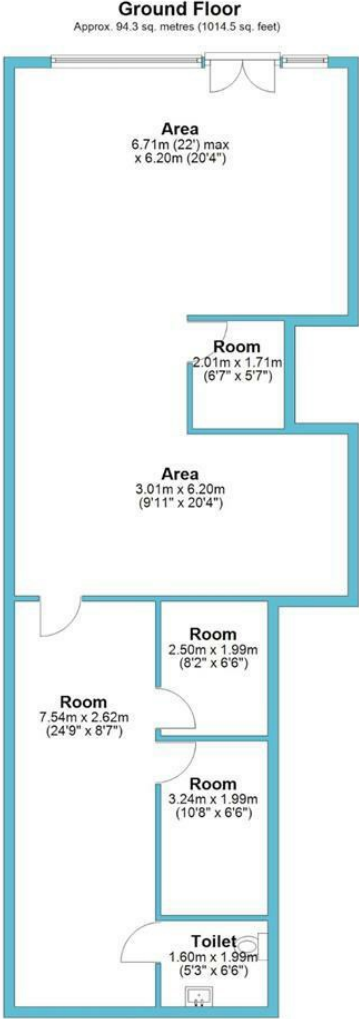
Retail premises with flat above. Being of mixed use part residential and part commercial. The retail unit is occupied by a pharmacist and has been used as a pharmacy for many years. The present lease has roughly five years remaining. Located in a central residential area and crucially next to the Montagu medical practice, providing the perfect location for the pharmacy, next to a very busy practice.

The flat is occupied by a tenant, who is very happy there and who is likely to remain there for some time. The property is very popular whenever it comes to the rental market.

Lease for Stone Pharmacy - £18,000 pa

Rent for flat £6000 pa







Total area: approx. 160.5 sq. metres (1727.7 sq. feet)

Council Tax Band: A

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.