

linkagency



Boothferry Road, Goole, Goole

£750 PCM





# 157 Boothferry Road

## DN14 6AL, Goole

- Excellent business opportunity
- Two separate office spaces
- EV charger
- Great location
- Modern throughout

Located on the main thoroughfare into Goole town centre, this ground floor unit is set within a large Victorian house and has been recently renovated. The building was previously set up as a solicitors office, and would suit a similar use.

The unit comprises of; front entrance vestibule to hallway, double doors through to front office space with bay window, second office space also with bay window, WC and modern shared kitchen to rear.

There is a separate utility room and store room which is not included within the let.

Parking is available to the rear of the building, EV charger also on site.

Opportunity to run a business premises in Goole, a town in the centre of Yorkshire, which is very much on the up, with investment into leisure, transport and sporting facilities all happening imminently.

Lease terms to be agreed by negotiation.


Reservation fee payable.



### Location and EPC Graph



### Energy Efficiency Rating

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



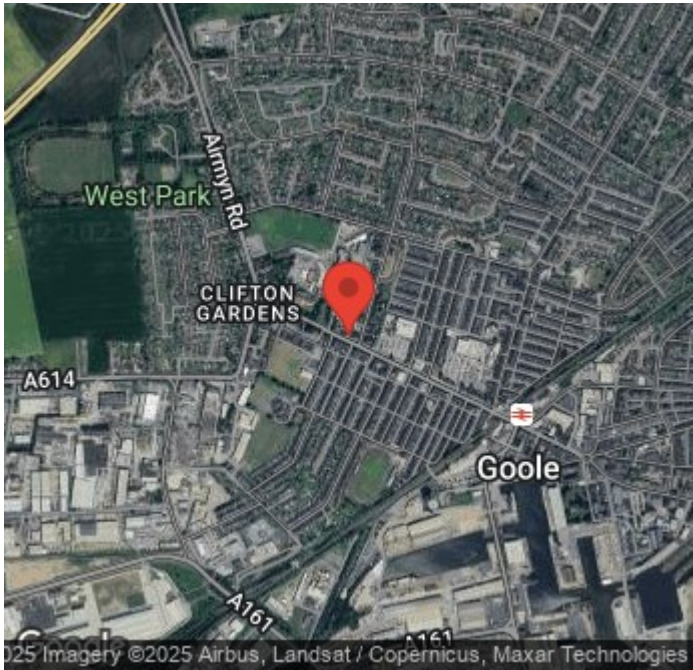


Extra Info

Council tax band:

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



Floorplan

