

linkagency



Market Place, Howden, Goole, DN14 7BL

£1,200 PCM



21 Market Place

DN14 7BL, Goole

Excellent commercial opportunity in the heart of the market town of Howden in East Yorkshire. The premises are in a prime location on the town's busy market place, just over one mile from Junction 37 of the M62 and three miles from Goole town centre, which is experiencing a growth of new industry. Occupants will enjoy lovely views of Howden Minster to the rear. Nearby businesses include PA Media, Boots and Co-op Food.

The premises on offer consist of four separate spaces over the first and second floor of the building, with the majority of the ground floor being occupied by The Hop Cavern craft beer shop.

The property comprises;

Entrance via a pleasant shared courtyard to the rear of the building, overlooked by Howden Minster, shared kitchenette and toilet on the ground floor. Stairs to a first floor landing where you will find;

Office 1 (4.42m x 4.09m)
To the front of the building with three sash windows allowing in plenty of light, carpeted with one central heating radiator.

Office 2 (3.38m x 3.40m)
Rear of the building looking out over the courtyard via one sash window, carpeted with one central heating radiator.

WC (1.07m x 3.50m)
With toilet, hand basin and hand towel dispenser.

Office 3 (4.42m x 4.09)
Front of the building with two sash windows, carpeted with two central heating radiators.

Office 4 (4.47m x 3.60m)
To the rear overlooking Howden Minster via one sash window, carpeted with one central heating radiator.

The premises were most recently used as offices, but would suit a variety of uses including; health/beauty, therapy and professional services. There is potential to adapt to a flexible desk/co-working hub, with the rear courtyard perfect for sitting out in the sun.

The building has gas central heating throughout, a contribution towards the service charge would be payable towards the building's utility costs.

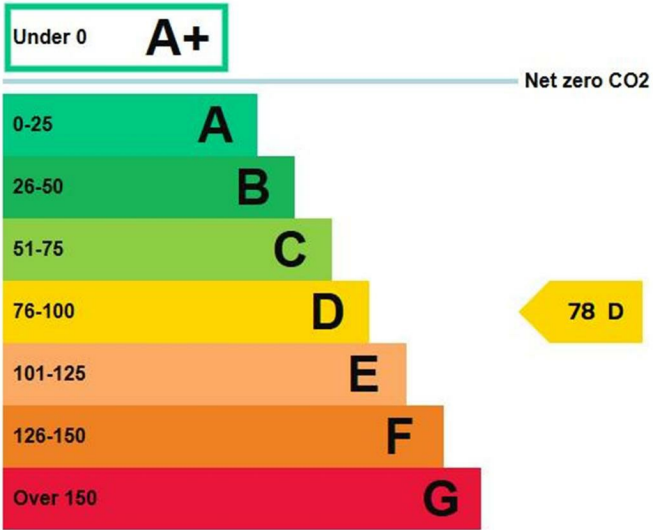
Rateable value £3,600.

Lease terms to be negotiated. A non-refundable reservation fee is payable on application.

Location and EPC Graph



This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





Extra Info

Rateable value £3,600

For additional information, to arrange a viewing or put forward a proposal, please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

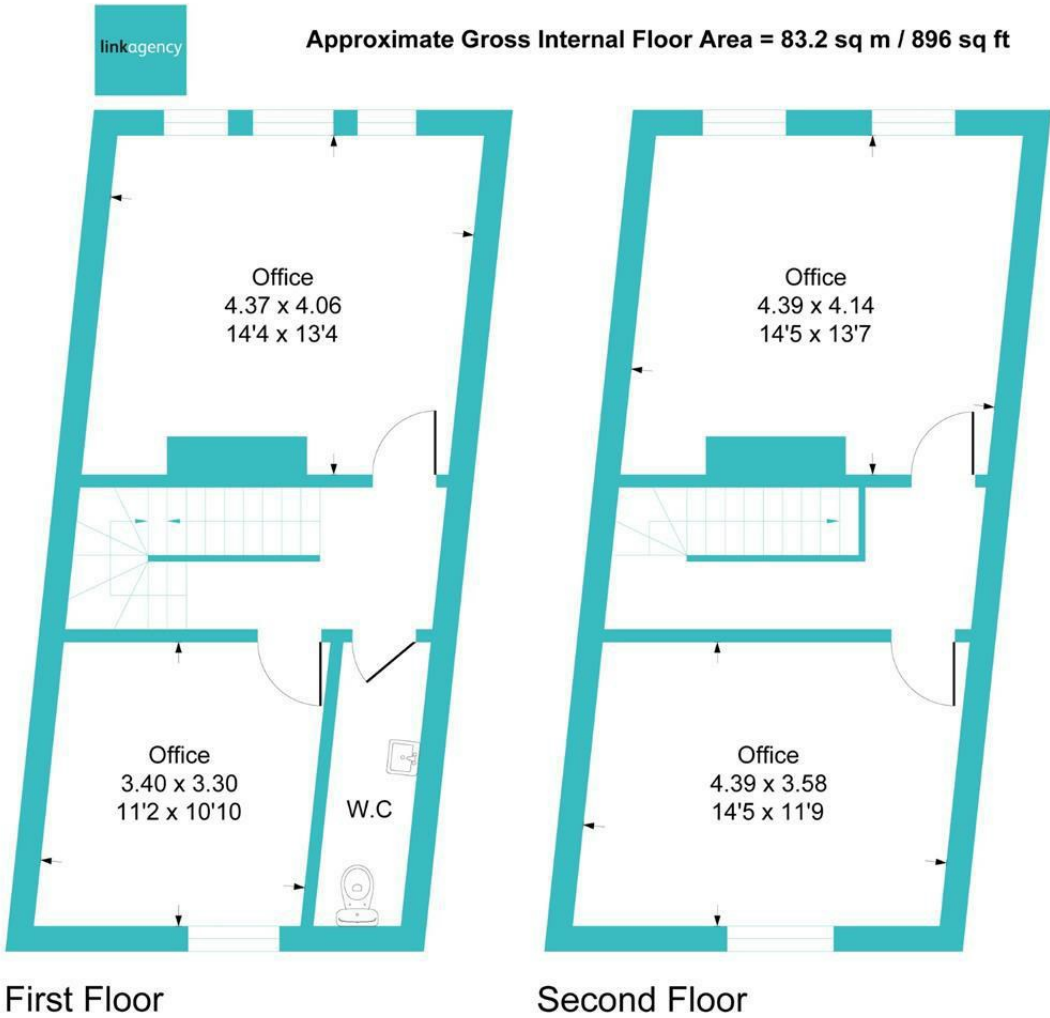


Illustration for identification purposes only, measurements are approximate, not to scale.