

16 Carlisle Street  
Goole, DN14 5DU

**Asking Price Of £90,000**

# Property Features

- Terrace Property currently used as a Suite of Offices
- Office Accommodation extends to 690 sq ft (64.4m<sup>2</sup>)
- 4 Offices, Meeting Room, Kitchen & Cloakroom
- Electric Heating / Air Conditioning & rear Yard
- Close to Station, Wesley Square & Pedestrianised Area



## Full Description

### SITUATION

From the Clock Tower roundabout in the middle of Goole take Carlisle Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Terrace Property currently used as a Suite of Offices, being situated in an area of Commercial and Retail properties close to Goole Town Centre, and within walking distance of the Railway Station, the Wesley Square Retail Precinct, the Pedestrianised Area, and a selection of Major Retailers. The property offers the following accommodation:



### GROUND FLOOR

#### ENTRANCE LOBBY

Fitted Counter.

#### RECEPTION OFFICE 15' 9" x 12' 3" (4.8m x 3.73m)

Electric heating / Air Con Unit, and enclosed staircase leading to the First Floor.



#### OFFICE 12' 3" x 9' 9" (3.73m x 2.97m)

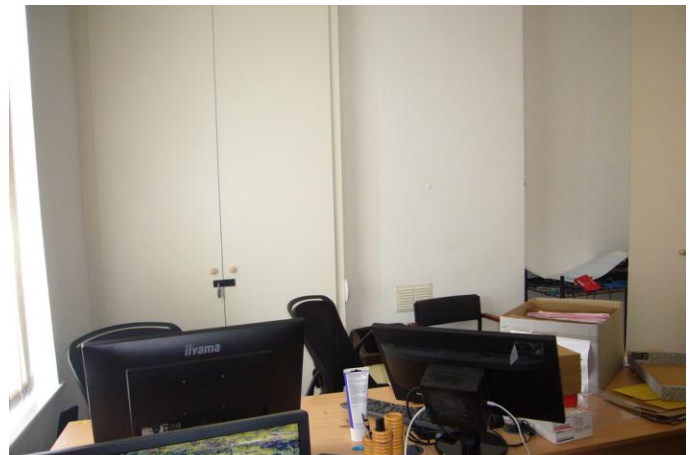
Storage cupboards and door to rear Yard.

#### INNER PASSAGE

Understairs recess with worktop.

#### CLOAKROOM

White low flush WC and vanity washbasin with Heatrae Sadia electric water heater over.





## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase which has an Electric Heating / Air Con Unit, from Reception, and opening from the Landing which has a Nightstore Heater and understairs Store are:

**FRONT OFFICE** 15' 3" x 12' 6" (4.65m x 3.81m)

Storage cupboards and Electric Heating / Air Con unit.

**REAR OFFICE / KITCHEN** 12' 3" x 10' 3" (3.73m x 3.12m)

Storage cupboard. Sink unit and base units with worktops.

## SECOND FLOOR

**OFFICE / TRAINING ROOM** 15' 0" x 12' 0" (4.57m x 3.66m)

This is approached via an enclosed staircase from the first floor Landing and has a Velux Roof light.

### TO THE OUTSIDE

Yard to rear with Storage Shed.

### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There are electric heating / air conditioning units in the property and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### BUSINESS RATES

The property has a Rateable Value of £1575 with the Business Rates payable to the East Riding of Yorkshire Council. The property may qualify for Small Business Rate Relief of 100%. All enquiries should be made to the East Riding of Yorkshire Council.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

