



Unit 3, 48 Pasture Road
Goole, DN14 5EZ

RENT £115 per week

Property Features

- Lock Up Salon extending to 350 sq ft
- Excellent Trading Position close to Town Centre
- L Shaped Salon with Kitchenette & Toilet
- Currently a Hair Salon but ideal for other uses
- Available from 1st July 2024 on a new 3 year Lease

Full Description

SITUATION

The property is best approached from the Railway Crossing/Traffic Lights in the centre of Goole by taking Pasture Road. The property will be found on the right hand side being to the side of 48 Pasture Road and having frontage to and access from Third Avenue. Unit 3 is clearly marked by one of our distinctive To-Let boards.

THE PROPERTY

This consists of an excellent Lock Up Unit currently used as a Hair Salon being situated in an excellent Trading position on the edge of the main Commercial and Retail area of Goole Town Centre and within easy walking distance of all local amenities including the Wesley Square Retail Precinct, the pedestrianised area and Major Retailers Tesco and Morrisons.

ACCOMMODATION

L SHAPED SALON 21' 3" x 20' 6" (6.48m x 6.25m)

Entrance door and 2 display windows with 21' frontage to Third Avenue. 2 Electric radiators and ceramic tiled floor.

KITCHENETTE

Cupboard with Worktop, and ceramic tiled floor.

TOILET

White suite comprising low flush WC and hand basin with electric water heater over.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is heating from 2 electric heaters.

RATEABLE VALUE

The current Rateable Value of the property as from 1st April 2023 is now £2,850 with Business Rates payable to the East Riding of Yorkshire Council.

It is recommended that interested parties should make their own enquiries with the Council in order to ascertain whether or not small Business Rates Relief is available.

TERMS & CONDITIONS

The property is available on a New 3 Year Full Repairing and Insuring Lease at a Rent of £115 per week (£5,980 per annum) inclusive of Building Insurance but exclusive of all other outgoings and payable monthly in advance.

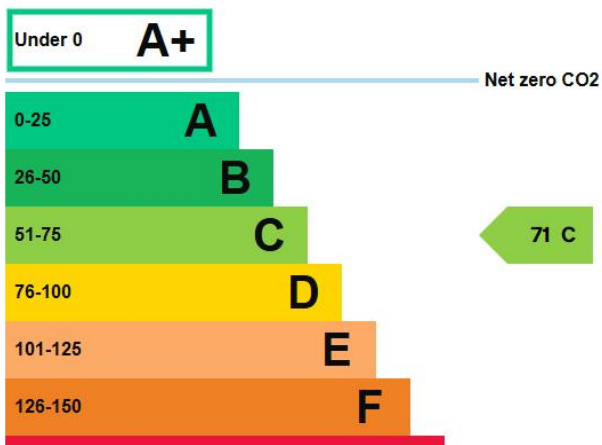
A Performance Bond of £750 is to be paid at the commencement of the Lease which will be refunded at the end of the Tenancy providing that all Rent is paid and the premise is left in the same clean and tidy condition as it was at the commencement of the Tenancy.

VIEWING

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

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.



4 Belgravia,
Goole,
DN14 5BU

www.townenddegg.co.uk
lettings@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements