



43 Boothferry Road
Goole, DN14 5DE

TO LET
RENT £500 PCM

Property Features

- Busy Town Centre Location
- Ideal For General Retail Uses
- 267 sq ft Of Retail Space
- Modern Shop Front
- Available Immediately (Subject to Lease)

Full Description

SITUATION

The property is situated on the left hand side of the pedestrianised area of Boothferry Road when travelling from the level crossing toward the Clock Tower roundabout and is marked by one of our distinctive "To Let" boards.

THE PROPERTY

This consists of a self contained lock-up shop premises comprising: -

SALES SHOP

9' 2" x 29' 2" extending in all to 267 sq ft of Retail Space.

TOILET

Low flush W.C with hand wash basin.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property.

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

OUTGOINGS

The property has a Rateable Value of £5,400 with Business Rates Payable to the East Riding of Yorkshire Council.

LEASE

The Property is to be Let on a Full Repairing and Insuring Lease, the Terms are Subject to Negotiation.

The Rent required for the premises is £500 PCM.

PERMITTED USE

The property is suitable for general Retail use.

VIEWING

The property may be inspected by appointment with the Letting Agents.

Should you require any additional information, please ring our Goole Office on 01405 762557.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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