



**54 Carlise Street, Goole, East Riding Of Yorkshire, DN14 5EP**

**SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU**

- Commercial Shop
- Roller Shutter Doors For Extra Security
- Electric Heating
- Low Running Costs
- Town Centre Location
- EPC - C
- Private WC & Separate Kitchenette
- Suitable For A Range Of Businesses
- Business Rates - Property Is Eligible For Small Business Rates Relief
- Neutral Decor Throughout

**£350 PCM**

Town Centre Location | Ideal For A Variety Of Businesses | Roller Shutter Doors | Private WC and Kitchenette | Enquiry Today Available Immediately!

Jigsaw Letting are pleased to welcome to the market an exciting commercial opportunity located on Carlise Street in the heart of Goole. This property boasts a prime town centre location, making it an ideal spot for a variety of businesses looking to thrive in a bustling area. Suitable for beauty businesses, Aesthetics, Therapy, Counselling, Tattoo Studio, Small Office, Financial & Professional Services. The unit is currently being used as a beauty business space, but with its strategic location and adaptable design, this commercial property presents a fantastic opportunity for entrepreneurs and established businesses alike

The shop features convenient roller shutter doors, ensuring security and ease of access for both customers and deliveries. Inside, the open-plan layout provides a versatile space that can be tailored to suit your business needs, whether you envision a retail shop, café, or office. Additionally, the property includes a separate WC and a kitchenette, adding to the functionality of the space.

Don't miss your chance to secure a presence in this vibrant community.

Minimum Lease Term: 24 months

### **BUSINESS RATES**

Please note that the business rates for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS VIEWINGS**

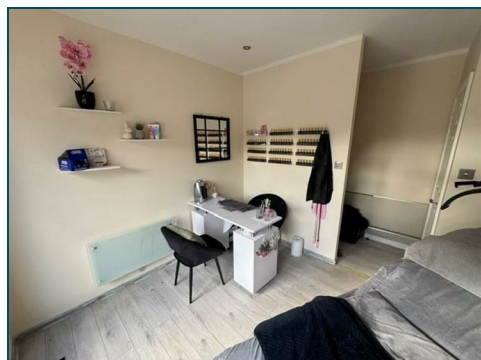
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

### **OPENING HOURS LETTING TEAM**

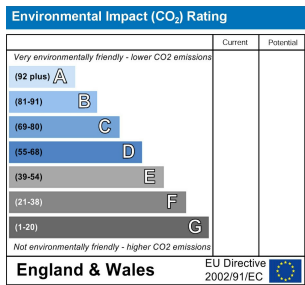
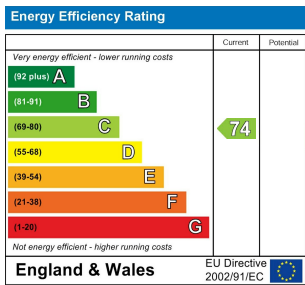
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **TO LET PROPERTY DETAILS**

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.







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