



**95-99 Pasture Road
Goole DN14 6BP**

£19,500 Per Annum

PRIME RETAIL UNITS - TO LET SEPERATLEY OR AS A WHOLE. The units are situated fronting Pasture Road and West Street, one of the prime retail areas within the busy town of Goole. The premises offer great potential for a variety of uses. The town offers a good mix of well known high street retailers, therefore attracting shoppers and visitors from far and wide. The premises extend to approximately 1,230 sq ft and offer ground floor retail/commercial space. Lease terms by negotiation.

EPC: D



- Two Prime Retail/Commercial Units • To Let separately or as a whole • Located in Goole town centre • Offering potential for a variety of uses • Lease Terms by negotiation • 1,230 sq ft as a whole

Description

PRIME RETAIL UNITS - TO LET SEPERATLEY OR AS A WHOLE. The units are situated fronting Pasture Road and West Street, one of the prime retail areas within the busy town of Goole. The premises offer great potential for a variety of uses. The town offers a good mix of well known high street retailers, therefore attracting shoppers and visitors from far and wide. The premises extend to approximately 1230 sq ft and offer ground floor retail/commercial space. Lease terms by negotiation.

95 Pasture Road

Main Retail Area 23'6" x 28'3" (7.16m x 8.61m) 665sq ft

Office/Store Room 9'7" x 4' (2.9m x 1.25m)

W.C 5'8" x 4'9" (1.75m x 1.45m)

Lease Terms:

Rent £11,500 pa

By Negotiation

99 Pasture Road

Main Retail Area 23'5 x 24' (7.14m x 7.32m) 565 sq ft

Front Entrance Door. Timber effect laminate flooring. Timber paneled walls. Sliding doors opening to 95 Pasture Road unit.

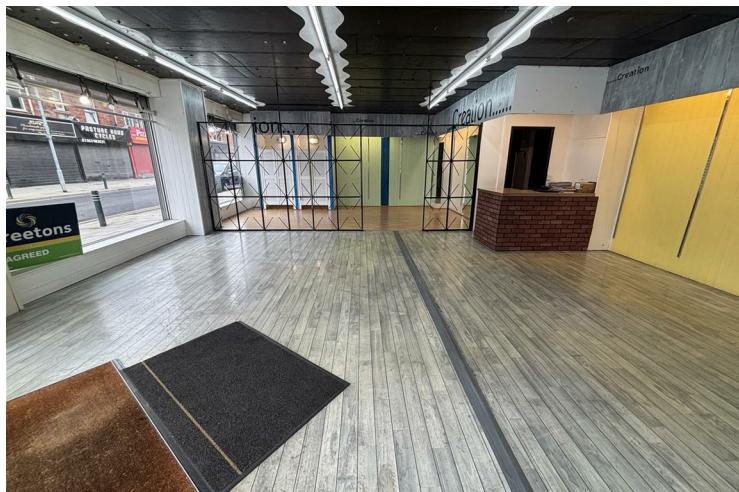
Staff Room 4' x 9'6" (1.25m x 2.9m)

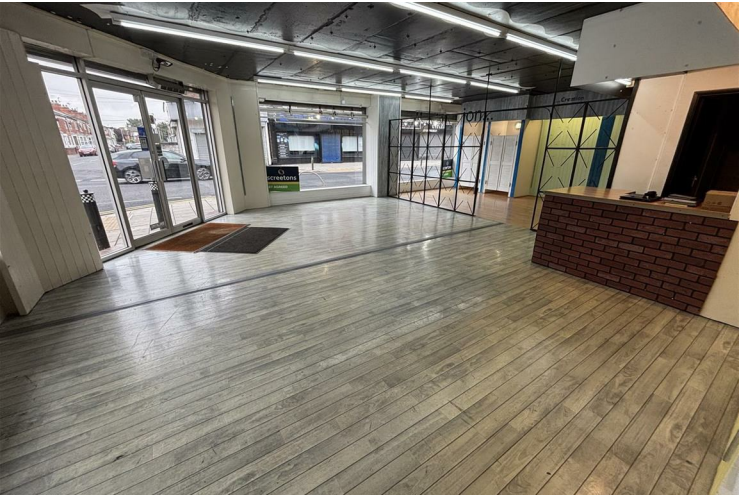
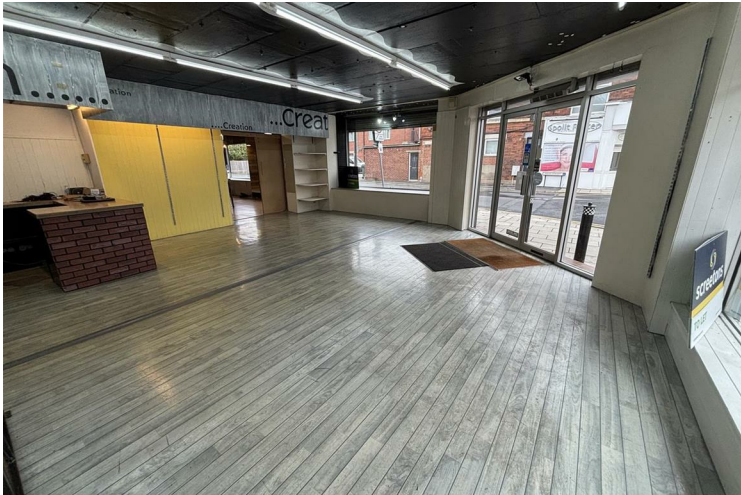
W.C 4' x 5'4" (1.25m x 1.65m)

Lease Terms:

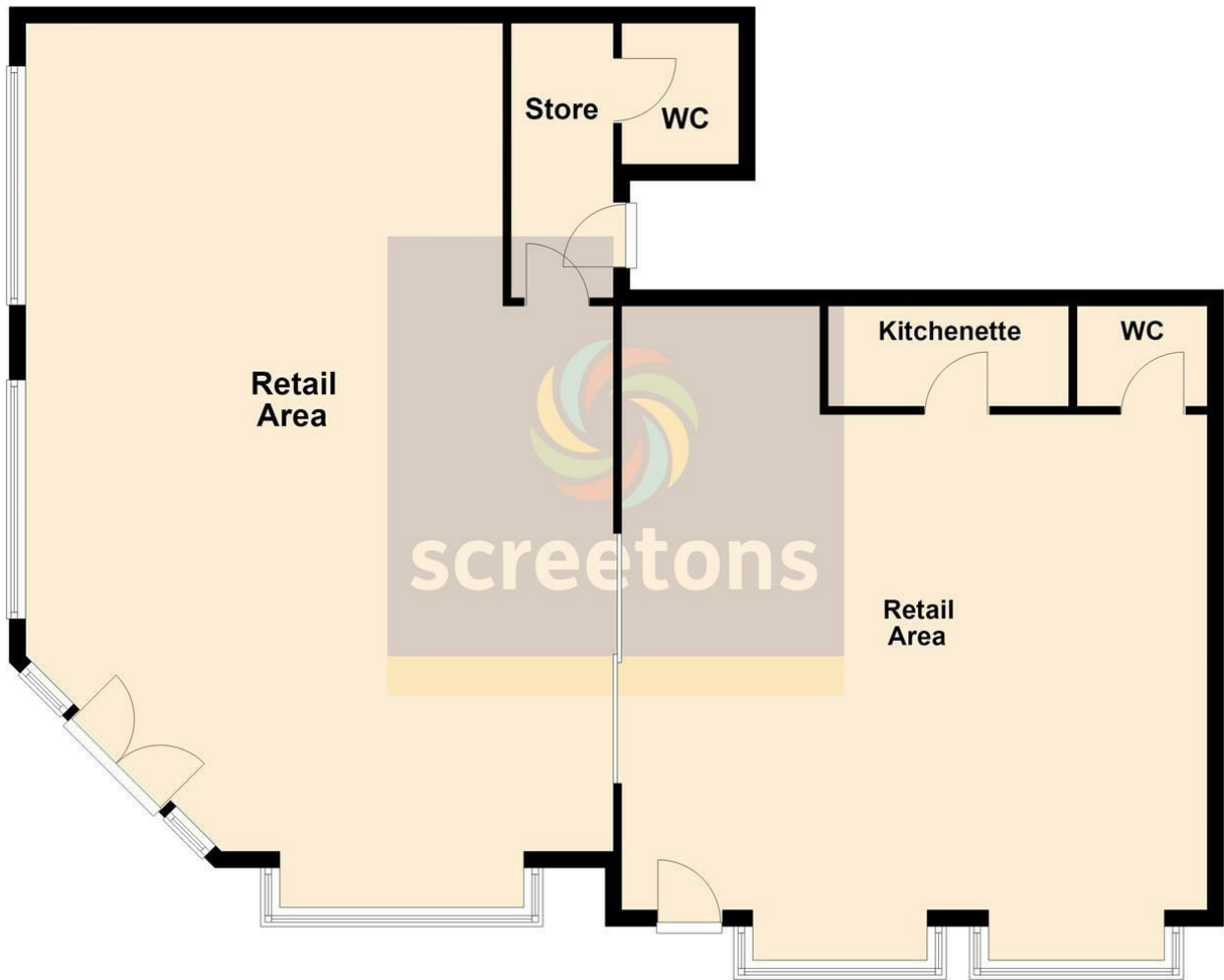
Rent £9,500 pa

By Negotiation





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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