

PRIME SHOP TO LET

A1/A2 Retail or Office Use

**No rates payable for sole traders
and other qualifying occupiers**

**52/54 BOOTHFERRY ROAD
GOOLE**

LOCATION

The historic town of Goole is well located, within easy reach of Junction 36 of the M62 and is recognised as one of the most important inland ports in the country, with a population of some 20,000 persons.

SITUATION

The shop has a prime location on the short pedestrianised section of Boothferry Road, close to other well-known retailers including Specsavers, Superdrug, Dorothy Perkins, Iceland, Thomas the Baker and EE.

The shop is indicated on the attached street traders plan.

DESCRIPTION

A ground floor retail unit with first floor that has been blocked off.

ACCOMMODATION

The shop has the following approximate dimensions and areas:-

Gross Frontage	5.03m	16'6"
Internal Width	4.52m	14'10"
Shop Depth	14.10m	47'6"
GF Sales	60.70 sq.m.	653 sq.ft.

TERMS

The shop is offered on a full repairing and insuring lease, for a term to be agreed subject to reviews.

RENT

Offers in the region of £14,000 per annum exclusive.



RATES

Although the property is assessed as follows:-

Rateable Value	£11,000
Rates Payable	£ 5,126 (approx)

no business rates will be payable by sole traders and other qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (79). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

or

Screecons

Tel: 01405 765265
Att: Rebecca Thompson
Email: rebecca@screecons.co.uk

SUBJECT TO CONTRACT

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com

