

OFFICE/RETAIL UNIT TO LET



1 ESTCOURT STREET, GOOLE, DN14 5AS

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 residents.

SITUATION

The property occupies a prominent location on Estcourt Street immediately adjacent to Gotchs Electrical Store and in close proximity to Goole Market Hall, Goole Library.

It is also close to the pedestrianised section of Boothferry Road, with occupiers including Savers, Specsavers, Costa Coffee, Timpson, Bonmarché, HSBC, Iceland, Nationwide, EE, Halifax, Dominos, and Ramsdens, as well as several local occupiers.

DESCRIPTION

Ground Floor Office/Retail unit. The property is currently used as an office but would also be suitable for retail use due to its prominent frontage and location.

The unit benefits from wc and staff kitchen facilities.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

| | | |
|----------------|------------|-----------|
| Gross Frontage | 3.03m | 9'11" |
| Internal Width | 4.03m | 13'3" |
| Shop Depth | 8.4m | 27'7" |
| GF Premises | 33.87 sq.m | 365 sq.ft |

LEASE TERMS

The property is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENTAL

The property is available by way of an internal repairing lease at a rental of **£4,500 per annum exclusive**.

RATES

We understand the property has a Rateable Value of £2,750.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (79).

LEGAL COSTS

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

VAT

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

FURTHER INFORMATION/VIEWING

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Subject to Contract
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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.