

# PRIME SHOP TO LET



## 64 BOOTHFERRY ROAD, GOOLE, DN14 5BT

### 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 shop has a prime location on the short pedestrianised section of Boothferry Road, close to other well-known national retailers including Savers, Specsavers, Costa Coffee, Timpson, Bonmarché, Iceland, Nationwide, EE, Halifax, Dominos, and Ramsdens, as well as several local occupiers.

Boothferry Road is also directly opposite the town's train station providing regular services to Hull, Doncaster, and Sheffield.

### DESCRIPTION

The ground floor has recently been refurbished and provides an open-plan ground floor retail sales area with a staff kitchen and wc facilities.

Externally there is a communal yard with delivery access and 2 allocated parking spaces.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

|                |             |             |
|----------------|-------------|-------------|
| Gross Frontage | 7.40m       | 24'3"       |
| Internal Width | 7.14m       | 23'5"       |
| Built Depth    | 36.85m      | 120'11"     |
| Kitchenette    | 7.16 sq.m   | 77 sq.ft    |
| GF Sales       | 237.12 sq.m | 2,552 sq.ft |

### PLANNING

An application has been submitted to the council for use classes A3 and A5 and is currently awaiting approval.

### LEASE TERMS

The ground floor shop is available to let on a new full repairing and insuring lease, for a term of years to be agreed, at a rent in the region of **£15,000 per annum exclusive**.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (55). A copy of the EPC is available on request.

### RATES

We understand the property is assessed as follows:-

Rateable Value    £23,250

We recommend all Interested parties make their own enquiries with the Local Rating Authority as to the actual rates payable. The property will be subject to reassessment, with the upper floors removed.

### 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  
February 2024

#### 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.