

linkagency



Riverside Gardens, Hook Road, Goole, East Yorkshire, DN14 5JY

£400 PCM +VAT



Riverside Gardens Hook Road

DN14 5JY, Goole

- Flexible tenancy terms
- Potential to hire further space for events
- Outdoor seating space
- Close to residential area
- Pleasant riverbank site

Located within the grounds of Riverside Gardens on Hook Road in Goole, this detached premises offers an excellent opportunity for a local business to set up in a pleasant location on the riverbank, popular with dog walkers. The unit has previously been used as a café, it could suit a variety of uses.

The premises briefly comprises;

Electric roller shutter provides access to a front door with glass frontage either side, main floor space/foyer with decorative tile floor, kitchen space to the right with stainless steel work surfaces, two separate sinks, one with spray tap, three filter extractor hood. Two pass-through windows in the kitchen, one to main floor area and one to front of building for outside service. WC with rear access. Separate store room.

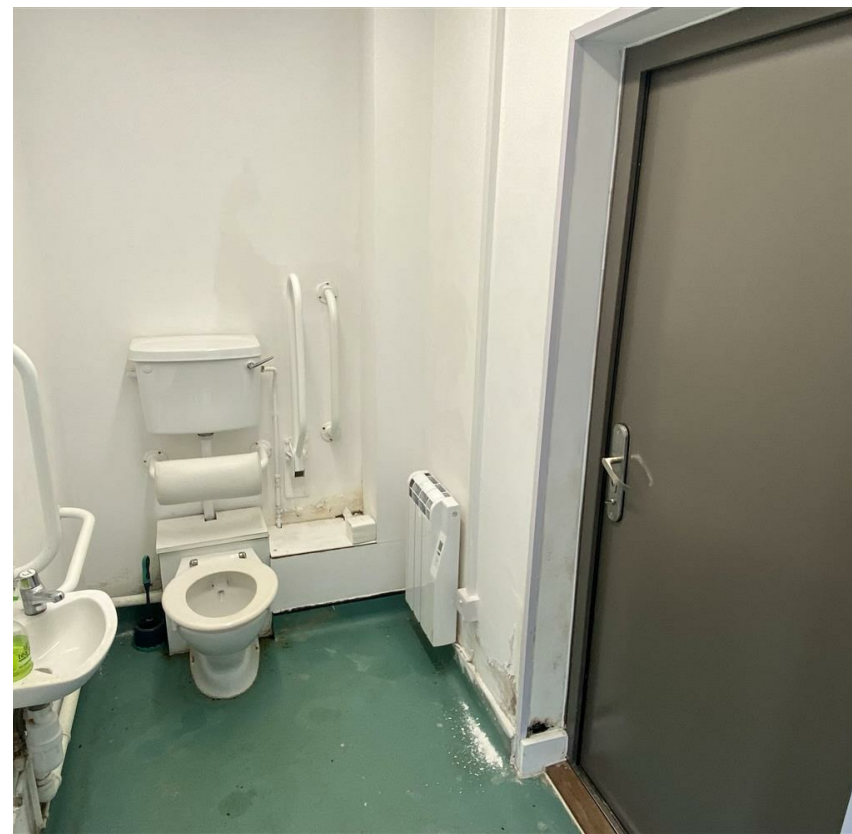
Outdoor seating area to the front of the building.

Electric wall heaters throughout, the unit has its own electric supply and water supply, water is heated via a unit in the kitchen.

The premises will be let on a licence to occupy, please enquire for further details. The property is VAT registered, VAT will be payable in addition to the advertised rent.

Rateable value £3,250.

Location and EPC Graph





Extra Info

Rateable value £2,900

To arrange a viewing or for additional information please contact our office on 01405 768401 and press 2 or email: jake@linkagency.co.uk

Floorplan

