



Boothferry Road, Goole, East Yorkshire, DN14 6BB

POA

# 115 Boothferry Road

DN14 6BB, Goole

- Walls & ceilings will be plastered, toilet facilities will be installed
- Suited to a variety of uses
- Front & rear access
- Prominent frontage to Boothferry Road
- Staff room & WC

Set within Goole's newest high quality development, this unit presents an exceptional opportunity for businesses seeking a prime location. Spanning 807sqft (75sqm), this property will be handed over to prospective tenants skimmed and plastered, allowing you to tailor the space to meet your specific needs and vision, whether you are looking to expand or start-up. The space would suit a variety of business types. Boothferry Road is home to a number of nationwide brands such as Tesco, Morrisons, Halifax and EE. The development is 2 miles from Junction 36 of the M62 and a short walk to Goole train station.

Situated on a main thoroughfare on a corner plot, businesses will benefit from high visibility and foot traffic. The area has seen significant investment recently. This is a fantastic chance to establish your business in a community that is poised for long term success.

Entrance via front double uPVC doors with glass shop front, spacious open floor area and rear space for staff room with WC. Rear entry. Further advertising potential to the side.

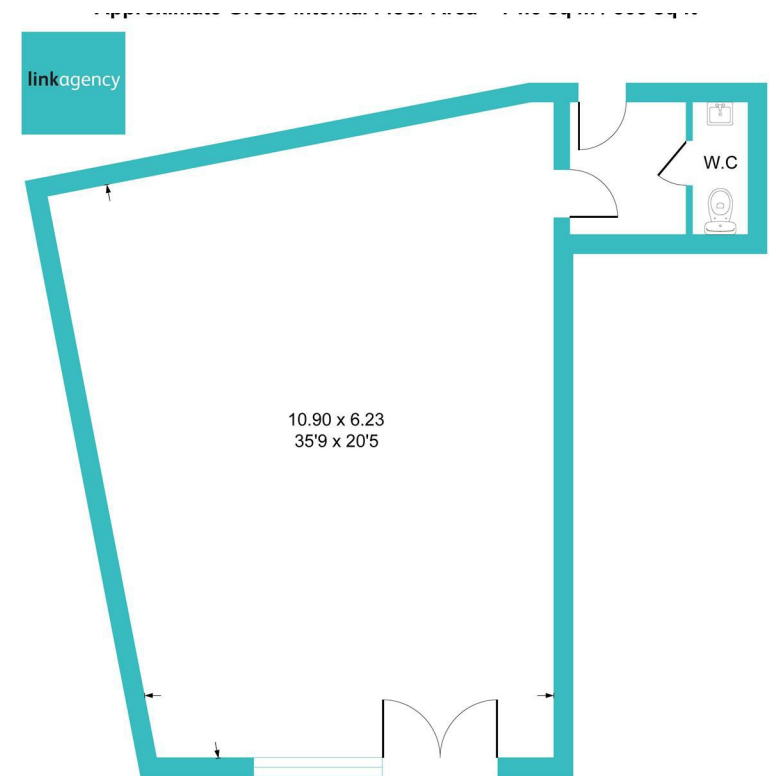
On-street parking is available nearby.

Rateable value TBC. Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

EPC rating D.

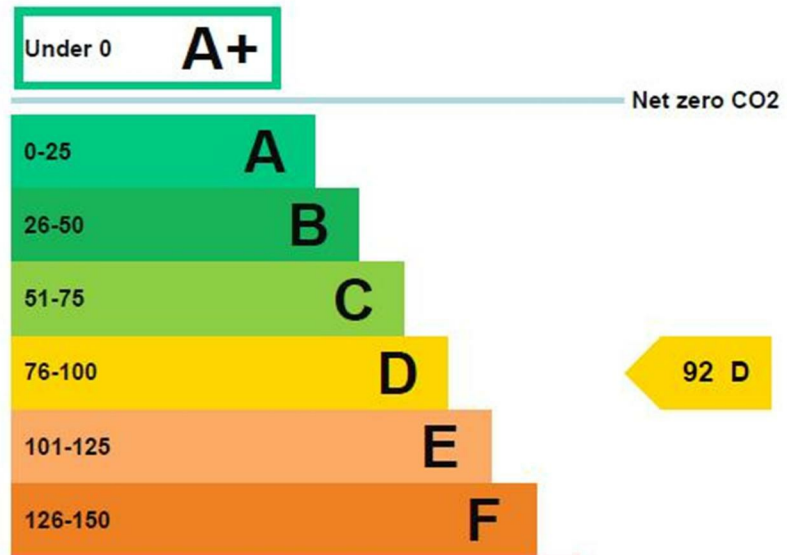
The property is elected for VAT, VAT will be payable in addition to the advertised rent.

Lease terms to be negotiated. A non-refundable reservation fee is payable on application.





This property's energy rating is D.



# Extra Info

Rateable value TBC

To arrange a viewing or for additional information please contact our office on 01405 768401 or email: [jake@linkagency.co.uk](mailto:jake@linkagency.co.uk)



# Floorplan

Approximate Gross Internal Floor Area = 74.6 sq m / 803 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.