

linkagency



Boothferry Road, Goole, East Yorkshire, DN14 5DA
£1,100 PCM +VAT



34 Boothferry Road

Goole, DN14 5DA

- Ground floor retail unit
- Excellent business opportunity in Goole town centre
- Grant funding available to tenants
- High footfall area
- Insulated
- Double frontage
- Fully upgraded electrics and plumbing
- Space for kitchen and WC facilities

Located in the pedestrianised area of Goole town centre, this 624sqft unit has potential to be adapted to suit a variety of uses. The premises has recently had a full upgrade in respect of plumbing and electrics, the walls are fully insulated.

The unit comprises;

Double glass frontage and entrance via double doors into an open plan retail space, WC and space for staff area to the rear.

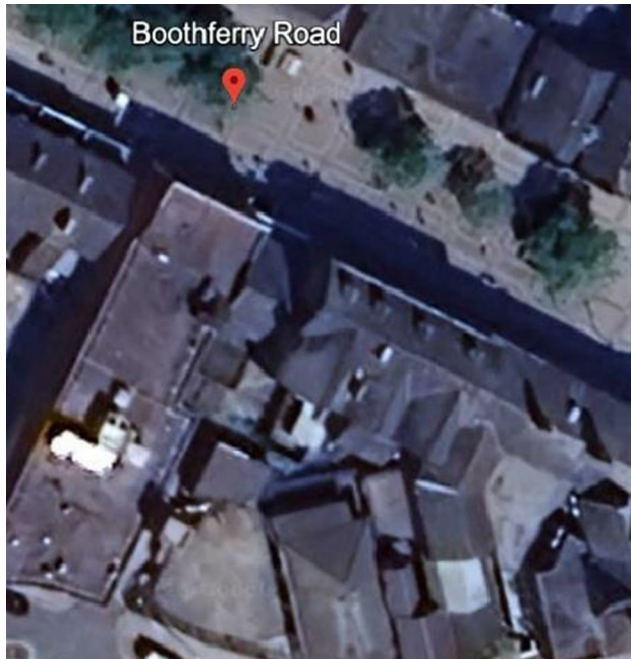
Prominently positioned on the main precinct, businesses will benefit from high visibility and foot traffic. The area has seen significant investment recently and grant funding is available to businesses for fitting out and signing costs. This is a fantastic chance to establish your business in the town centre. Boothferry Road is home to a number of nationwide brands such as Costa, Morrisons, Nationwide and EE. The premises are 2.7 miles from Junction 36 of the M62 and a short walk to Goole train station.

The building is electric only, no gas supply.

Rateable value TBC. We are advised that the property will be eligible for small business rate relief. 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.

The property is elected for VAT, VAT will be payable in addition to the advertised rent. A contribution towards the building's insurance will be payable.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Floorplan

Approximate Gross Internal Floor Area = 58.0 sq m / 624 sq ft

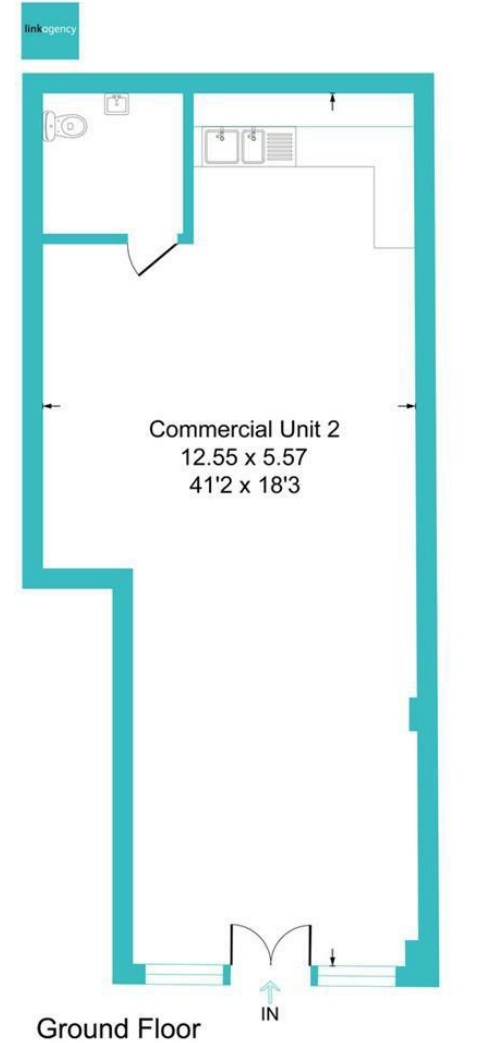


Illustration for identification purposes only, measurements are approximate, not to scale.