

ATTRACTIVE TERMS AVAILABLE FOR EARLY LETTING

28 BOOTHFERRY ROAD

GOOLE

RENT REDUCED – ALL OFFERS CONSIDERED

INCENTIVES – SUBJECT TO STATUS/ LEASE LENGTH

POSSIBLE SHORT TERM TRIAL PERIOD



Location

The East Yorkshire town of Goole is located some 33 miles east of Leeds and 20 miles north east of Doncaster. The local economy will be significantly boosted over the next few years with the arrival of the new £7M Croda distribution centre and Siemens Mobility's £200M rail manufacturing facility for which an outline planning application has been submitted. The developments combined will bring up to 1,000 new jobs to the town.

The property is situated on the prime pedestrianised section of Boothferry Road. Adjoining **Nationwide** and **Betfred**, other national multiples include **Iceland**, **EE**, **Shoe Zone**, **Costa** and **Superdrug**, as can be seen from the attached street traders plan extract.

Accommodation

The premises offer the following approximate dimensions and floor areas:-

Gross Frontage	21ft 6ins	(6.6m)
Net Frontage	19ft 11ins	(6.1m)
Internal Width	20ft 8ins	(6.3m)
Shop Depth	45ft 6 ins	(13.9m)

Ground Floor	Sales	937sqft	(87.1sqm)
	Anc	168sqft	(15.6sqm)
First Floor		1,045sqft	(97.1sqm)

Toilet accommodation is also provided.

Lease terms

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Rent

£15,000 per annum exclusive.

Rating Assessment

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:-

Rateable Value	£17,750
Rates Payable 2019/2020	£8,715.25

Interested parties must, however, seek independent verification from East Riding of Yorkshire Council tel: 01482 393 939. Please also contact the Council to enquire about retail rate relief.

Legal Costs

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

VAT

The property is not elected for VAT.

Energy Performance Certificate

A copy of the EPC will be made available on request.

Viewing

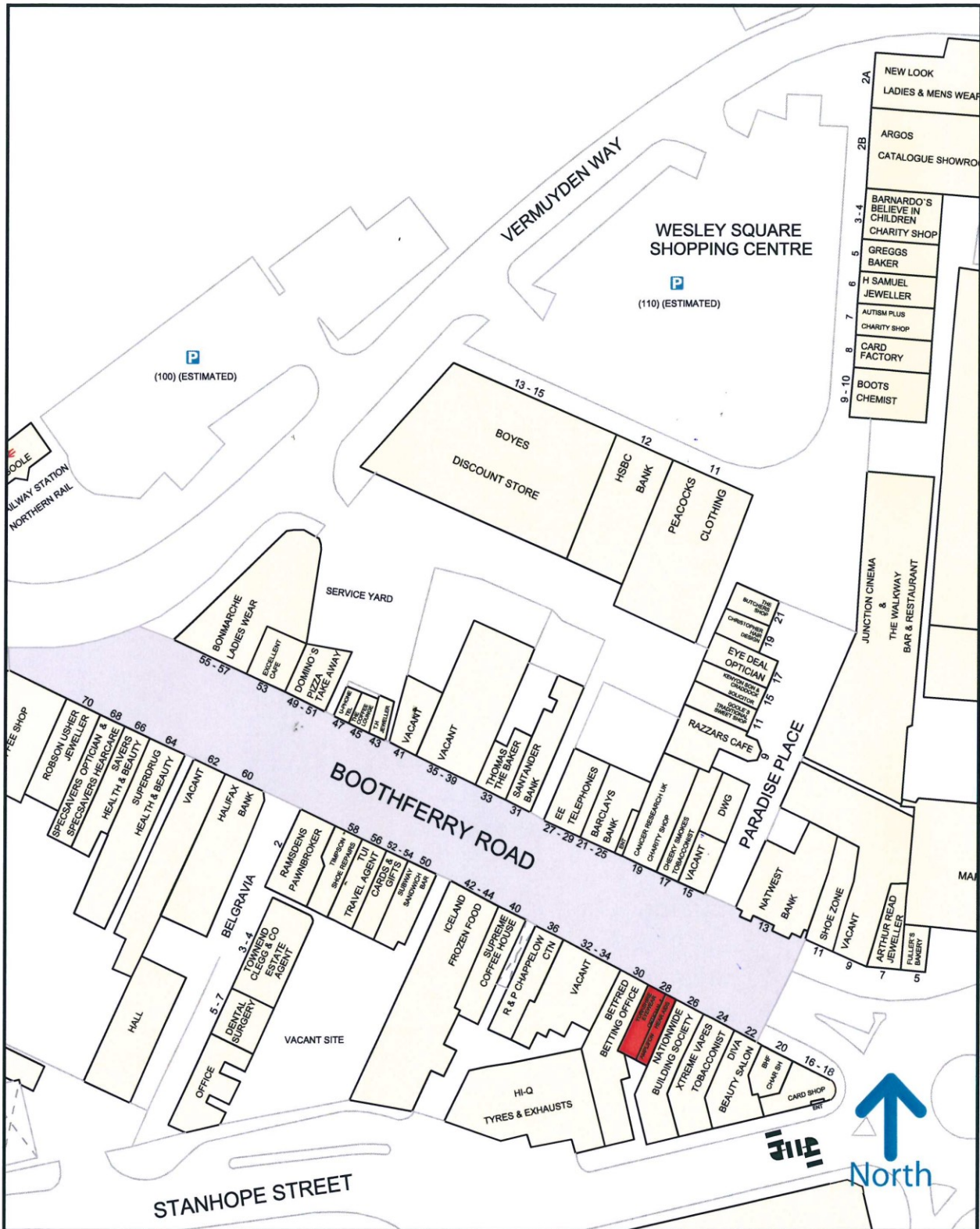
By prior appointment through Lawson Hubbard Lowe contact:-

Jeff Worrall

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Oct2019



Experian Goad Plan Created: 25/02/2019
Created By: Lawson Hubbard Lowe



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A list of directors can be seen at 4 Queen Street, Leeds LS1 2TW