

Lot 43, 13 Boothferry Road, Goole,
East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Lot 43, 13 Boothferry Road, Goole, East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail Opportunity with Immediate Asset Management Opportunities

- Substantial former bank building
- Prominent position in Goole town centre
- Approx. 368.35 sq. m. (3,964 sq. ft.) over Ground, First and Second Floors
- Of interest to owner occupiers
- Asset management opportunities
- Nearby occupiers include Iceland, Costa, Sports Direct, Home Bargains and JD Wetherspoon
- Not elected for VAT

Lot
43

Auction
10th July 2025

Vacant Possession

Status
Available

Sector
High Street Retail, Bank, Development

Auction Venue
Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles

19 miles south of York 22 miles west of Hull, 27 miles east of Leeds,

Roads

M62, A161

Rail

Goole Railway Station

Air

Doncaster Sheffield Airport, Leeds Bradford Airport

Situation

The property is situated on the north side of Boothferry Road in a prominent position overlooking the Village Clock Tower in the heart of Goole town centre and some 100 metres from Goole Railway Station. Nearby occupiers include Iceland, Costa, Sports Direct, Home Bargains and JD Wetherspoon.

Tenure

Freehold.

Description

The property comprises a substantial former bank building arranged over the ground, first and second floors. The property benefits from a return frontage onto a pedestrianised thoroughfare and Boothferry Road.

VAT

Not elected for VAT.

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 43, 13 Boothferry Road, Goole,
East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First Second	Retail Ancillary Ancillary	169.95 111.40 87.00	(1,829) (1,199) (936)	VACANT
Total		368.35	(3,964)	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 43, 13 Boothferry Road, Goole,
East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Lot 43, 13 Boothferry Road, Goole, East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Lot 43, 13 Boothferry Road, Goole, East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Lot 43, 13 Boothferry Road, Goole, East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Lot 43, 13 Boothferry Road, Goole, East Riding of Yorkshire DN14 5GD

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

DLA Piper UK LLP
City Square House, 11 Wellington Street
Leeds
LS1 4DL

Annie Khan
01133692026
annie.khan@dlapiper.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Freehold Retail Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk