

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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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

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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.

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Tenancy & Accommodation

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

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

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2024