

15-17 Boothferry Road Goole, East Riding of Yorkshire DN14 5DE

lot 70

Well Located Retail Investment

- Majority let to Vodafone Limited until 2024 (subject to option)
- Kingston Vapes Limited's February 2017 break option not exercised
- Excellent location on the pedestrianised Boothferry Road
- Nearby occupiers include JD Wetherspoon, Iceland, Boots the Chemist, Peacocks, Greggs and Superdrug
- Wesley Square Shopping Centre car park located nearby

Rent
£27,000 per annum exclusive



Location

Miles: 19 miles south-east of York
27 miles south-east of Leeds
Roads: M18, M62
Rail: Goole Railway Station
Air: Leeds Bradford Airport

Situation

The property occupies a prominent position on the pedestrianised Boothferry Road, the main retailing street in Goole town centre. Nearby occupiers include JD Wetherspoon, Iceland, Boots the Chemist, Peacocks, Greggs, Superdrug and Carphone Warehouse. Wesley Square Shopping Centre car park is also located nearby which provides approximately 110 car parking spaces.

Description

The property comprises two ground floor shops, which form part of a larger building.

Tenure

Long Leasehold - for a term expiring on 16th January 3007 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Eight Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
15	Ground	Retail/Ancillary	98.94 sq m	(1,065 sq ft)	VODAFONE LIMITED (1)	10 years from 23/05/2014 (2)	£17,500	23/05/2019 (22/05/2024)
17	Ground	Retail/Ancillary	40.13 sq m	(432 sq ft)	KINGSTON VAPES LIMITED	5 years from 16/02/2016 (3)	£9,500	(15/02/2021)
Totals			139.07 sq m	(1,497 sq ft)			£27,000	

- (1) For the year ending 31st March 2016, Vodafone Limited reported a turnover of £6,183,500,000, pre-tax profits of £-636,800,000 and a total net worth of £3,506,200,000 (Source: Experian Group 10/11/2016).
- (2) The lease is subject to a tenant option to determine on 23rd May 2019.
- (3) The lease was subject to a tenant break option in February 2017 subject to six months' prior written notice. The notice period for this break date has now passed.

For further details please contact:

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