

Lot 35

Vacant

32-34 Boothferry Road, Goole, East Riding of Yorkshire DN14 5DA

Freehold Town Centre Retail Opportunity with Change of Use/Development Potential



Key Details

- Approximately 372.44 sq m (4,009 sq ft) over ground, first & second floors
- Immediate Asset Management Opportunities including Re-letting or Change of Use/Development Potential
- 150m from Goole Train Station and 250m from Wesley Square Shopping Centre & Car Park
- Nearby occupiers include Superdrug, a large Tesco Superstore and JD Wetherspoon
- VAT-free Property

Location

Miles: 19 miles south of York
29 miles west of Hull
20 miles north-east of Doncaster

Roads: M62 (J36)

Rail: Goole

Air: Leeds/Bradford Airport

Situation

Goole is an historic market town which lies directly beside the M62 motorway. The property is prominently located on the south side of the pedestrianised Boothferry Road in Goole town centre. The property is 150m from Goole Train Station and 250m from Wesley Square Shopping Centre & car park that provides approximately 110 car parking spaces. Nearby occupiers include Superdrug, a large Tesco Superstore and JD Wetherspoon.

Description

The property comprises a three storey mid terraced building arranged as a ground floor shop with ancillary accommodation on the first and second floors with a kitchen and WC facilities on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

E. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail/Ancillary	142.88 sq m (1,538 sq ft)	VACANT
First	Ancillary	112.50 sq m (1,211 sq ft)	
Second	Ancillary	117.05 sq m (1,260 sq ft)	
Total		372.44 sq m (4,009 sq ft)	



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