

PART FREEHOLD & PART LONG LEASEHOLD FOR SALE

31 Boothferry Road, Goole DN14 5DE



LOCATION

Goole is an inland port town, situated approximately 45 miles from the North Sea in the East Riding of Yorkshire. Goole has a population of circa 20,000 people.

The town is located at junction 36 of the M62, which provides access to Hull to the East, and Leeds and Manchester in the West.

SITUATION

The property is situated in the centre of the pedestrianised area of Boothferry Road which is the primary retail pitch within Goole.

Nearby occupiers include Iceland, EE Telephones, Dominos, Superdrug and Costa Coffee. Other occupiers include independent estate agents and local retailers.

DESCRIPTION:

The subject property comprises a two storey building of stone construction with glazed retail frontage, a rear concrete courtyard and fire escape to the rear.

The retail unit comprises the ground floor banking hall with ancillary offices to the rear and a staff room that is located before the stairs leading to the first floor.

The first floor is accessed via a staircase to the rear of the property and provides ample storage, a kitchenette and toilets.

ACCOMMODATION

The unit extends to the following approximate floor areas:

Sales Area:	735 sq ft / 68.25 sq m
GF Office	157 sq ft / 14.58 sq m
GF Ancillary:	140 sq ft / 13.03 sq m
1 st Floor Ancillary:	852 sq ft / 79.15 sq m

(Ground Floor (ITZA): 504 sq ft / 60.01 sq m)

TOTAL NIA: 1,884 sq ft (175.02 sq m)

TENURE

31 Boothferry Road is held Freehold

The First Floor, 33 Boothferry Road is held on a Long Lease, of 125 years from 25th November 1983 at a peppercorn rent.

RATES

Rateable Value	£16,500
UBR	0.504
Rates Payable	£8,316

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

97 This is how energy efficient the building is.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£75,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. 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. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.

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May 2019