



13 Westfield Avenue, Goole, DN14 6JX

£90,000

EPC:

COMMERCIAL PREMISES FOR SALE OR TO RENT - Ground floor commercial premises extending to approx. 100sqm having a variety of uses subject to the relevant planning being obtained. Immediate vacant possession available.

- Commercial Premises
- For sale £90,000
- Also available to rent £9,000 per annum
- Extends to approx 100 square meters
- Ground floor
- Immediate vacant possession
- Close to the town centre

#### Full Description

These commercial premises briefly comprise a retail unit to the front and a good size store room to the rear which extends to approx. 100 square meters in total.

#### RETAIL UNIT

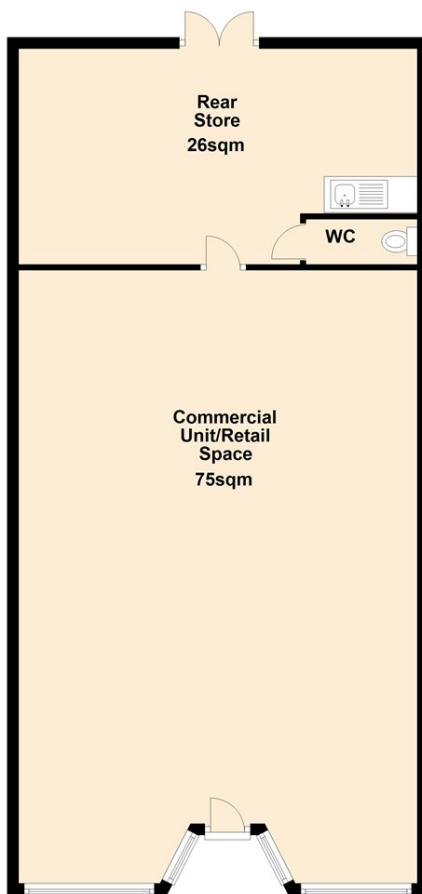
35' 4" x 22' 11" (10.77m x 7.00m) Timber glazed entrance door with glazed windows to the front.

#### REAR STORE

22' 11" x 12' 5" (6.99m x 3.78m) Base unit housing a stainless steel single drainer sink. WC. Timber double doors to the rear.

### Ground Floor

Approx. 100.7 sq. metres (1084.1 sq. feet)



Total area: approx. 100.7 sq. metres (1084.1 sq. feet)

