



31 BOOTHFERRY ROAD

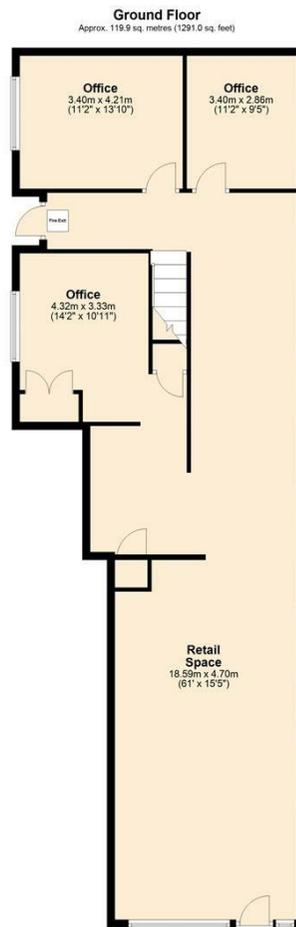
GOOLE, DN14 5DE

£85,000
LEASEHOLD

****LEASEHOLD COMMERCIAL PREMISES**** Located in the pedestrianised shopping precinct in the town centre is this commercial shop with previous full planning consent on the first floor to convert into three self contained flats. Offered for sale with vacant possession.

EPC:





Total area: approx. 243.2 sq. metres (2617.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goole Office Commercial
79 Boothferry Road
Goole
East Yorkshire
DN14 6BB

01405 765265
goole@screetons.co.uk
www.screetons.co.uk

