



92 Boothferry Road, Goole, DN14 6AE

£175,000

EPC:

FREEHOLD COMMERCIAL BUILDING FOR SALE. Generating an annual income of £11,000 this two storey commercial building is located in a prominent main street location within the town centre. The current tenants have been in occupation for 25 years, making this an excellent investment opportunity. EPC E.

- COMMERCIAL PREMISES FOR SALE
- Freehold
- Generating an income of £11,000 per annum
- Two storey building
- Ground floor retail space/offices
- First floor office, toilets and kitchen
- Prime town centre location
- Current tenants been in 25 years
- Excellent investment opportunity
- Viewing recommended

DESCRIPTION

This prominent town centre commercial building incorporates gas central heating and uPVC double glazing and offers two storey space comprising;

RETAIL/OFFICE SPACE

19'4" x 73'1" max.

Double main entrance doors. Glazed frontage. Stair way leading to the first floor. Fire door provides access onto the rear service lane. Eight central heating radiators.

MEETING ROOM/OFFICE 1

6'6" x 6'8"

Wall mounted electric heater.

MEETING ROOM/OFFICE 2

6'5" x 6'7"

Wall mounted electric heater.

LANDING

9'11" x 19'4"

Storage cupboard. One central heating radiator.

MEETING ROOM/STAFF ROOM

11'5" x 16'11"

Wall mounted gas central heating radiator. One central heating radiator.

STORE

17'1" x 7'9"

KITCHEN

6'0" x 8'1" max.

Base unit housing a stainless steel single drainer sink. Laminated work surface.

W.C. 1

5'2" x 5'11"

White wash hand basin and low flush WC. One central heating radiator.

W.C. 2

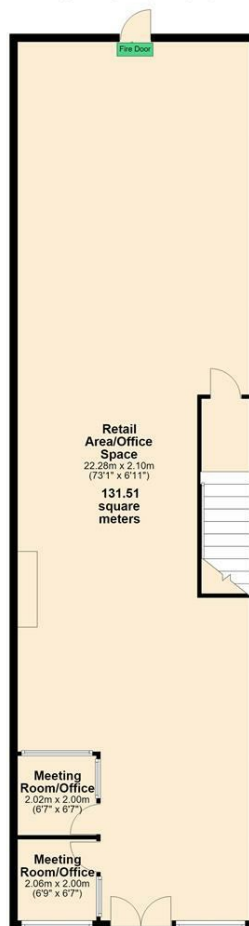
5'10" x 5'2"

White wash hand basin and low flush WC. One central heating radiator.

LEASE DETAILS

The current 5 year lease expires on 25/9/2030 to The Best Connection Employment Group. There are no break clauses or rent reviews during the lease term.

Ground Floor
Approx. 131.4 sq. metres (1414.2 sq. feet)



Total area: approx. 191.7 sq. metres (2063.3 sq. feet)

First Floor
Approx. 60.3 sq. metres (649.2 sq. feet)

