

TO LET

**GOOLE
UNIT 4 & 5, STATION HOTEL
DN14 6BB**

79 Boothferry Road
Goole
East Yorkshire DN14 6BB

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Email: goole@screetons.co.uk

- Prominent town centre location, ground floor unit
- Totally refurbished
- 900sq ft retail space
- No legals
- Available now

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£12,000pa
Lease by negotiation



Over 720 offices nationwide

Offices at Howden, Goole & Snath

Description

Soon available is the most prominent commercial unit in Goole, being the ground floor unit of the Station Hotel (this is on the corner of Boothferry Road and Pasture Road, the main trading streets).

The unit is undergoing restoration and the final part of the work (rewire and upgrade the fire alarm and emergency lights) will be completed leaving the unit ready to be occupied from the 1st August 2009.

During the refit, and subject to you wanting the unit, your needs could easily be accommodated by fitting any extra plug sockets and points where you will need them.

The rent is £12,500 pa plus VAT. The ratable value is approximately £12,000pa.

All service charges, your share of the building insurance and external maintenance are all included within the rent.

The unit briefly comprises;

GROUND FLOOR ACCOMMODATION

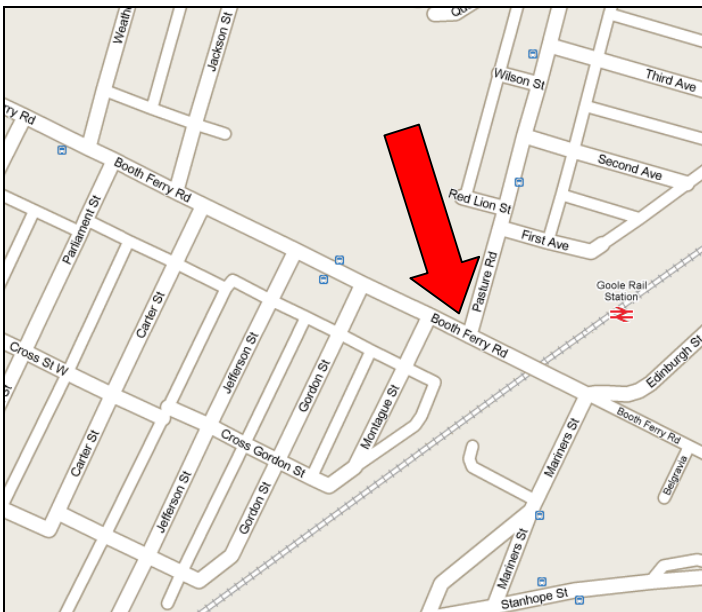
- **Main Shop Area** (31'2" x 30'4") max (9.50m x 9.27m)

- **Kitchen** (6'5" x 6'8") (1.96m x 2.05m)

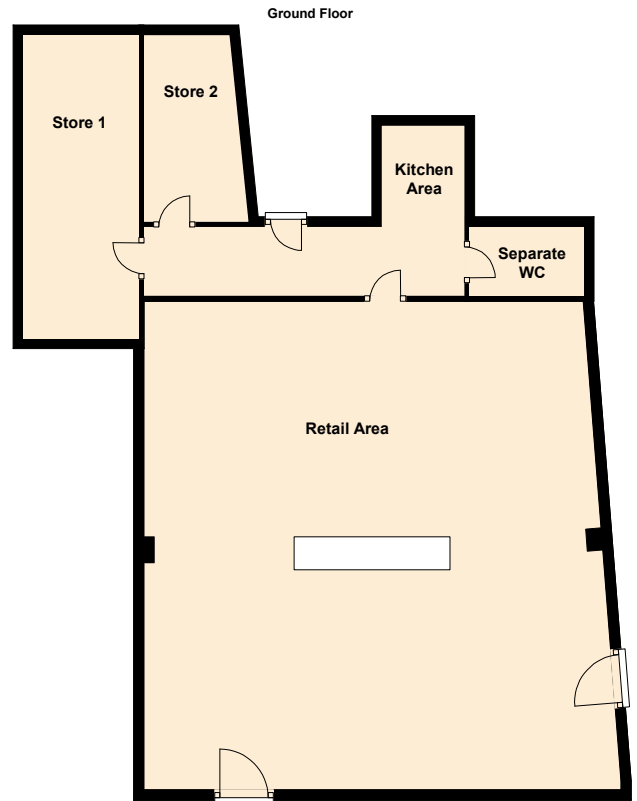
Range of fitted units having laminated work tops. The units incorporate a stainless steel single drainer sink.

- **Store One** (18'8" x 7'2") (5.70m x 2.19m)
- **Store Two** (11'10" x 5'2" extending to 7'5") (3.6m x 1.58m extending to 2.26m)

AREA MAP



FLOOR PLAN



- **Marketing Appraisal**

If you are considering selling or letting your property we offer a free, no obligation marketing appraisal, and would be happy to discuss your individual requirements with you, contact the Goole office for further details.

- **Viewing**

As agents for the Landlord of this property may we request that all viewing appointments are made via our office. We shall be pleased to assist with any queries you may have and ask that you have no hesitation in calling to discuss this property.