



# To Let

2-3 Mariners Street, Goole DN14 5DA

- Available on flexible lease terms.
- Large ground floor retail potential to be split.
- Suitable for a variety of uses.
- Situated in prominent position within Goole town centre.

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## Location & Situation

The property is situated along Mariners Street within the town centre of Goole. The property lies within close proximity to Goole train station and is surrounded by various retailers and local businesses.

Goole is a town and port located approximately 28 miles west of Hull and 36 miles east of Leeds.

## Description

The property comprises of a large ground floor retail unit that has the potential to be sub-divided. The property currently trades as an antiques retailer with scope for similar businesses to pitch and trade from the space.

The property also benefits from off-street parking at the rear.

## Planning

We understand the property benefits from use class E.

## Services

We understand electricity, water, and drainage are connected to the property.

## EPC

We understand the EPC for the property is "D".

## Accommodation

The accommodation comprises of 1,547 sq. ft (143.71 sq. m).

## Business Rates

We have been advised the rateable value for the property is £5,300. Interested parties are advised to contact the local authority to verify the accuracy of the rates payable.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Terms

The ground floor is available on brand new flexible lease terms from £6,000 per annum if the property is divided.

Viewings are strictly through appointment via us as sole letting agents.

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