



To Let

58 Pasture Road, Goole DN14 6HD

- Available on brand new lease terms.
- Large ground floor retail/office.
- Suitable for variety of uses.
- Situated within Goole town centre close to Tesco.

BARKER

PROPERTY CONSULTANTS

www.barkerproperty.uk



Location & Situation

The property is situated along Pasture Road within the town centre of Goole. The property is surrounded by various retailers and local businesses along Pasture Road and the Tesco superstore is located within walking distance of the property. 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 office/retail unit complete with an electric roller shutter at the front with kitchenette and W/c facilities located towards the rear. The ground floor has for a number of years been utilised as a recruitment agency and is suitable for a variety of uses.

Services

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

Planning

We understand the property benefits from use class E for the ground floor and C3 for the upper flats.

EPC

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

Accommodation

The ground floor comprises approximately 637 sq. ft (59.17 sq. m)

Business Rates/Council Tax

We have been advised the rateable value for the ground floor is £4,800.

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 lease terms at an asking rent of £8,100 per annum exclusive (£675 per month). The entire property is also available for sale as a mixed-use investment opportunity.

Viewings are strictly through appointment via us as sole agents.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

BARKER
PROPERTY CONSULTANTS
www.barkerproperty.uk

Disclaimer: Barker Property Consultants Limited gives notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; (iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; (iv) no employee of Barker Property Consultants Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (v) all rents and prices quoted in these particulars may be subject to VAT in addition.