

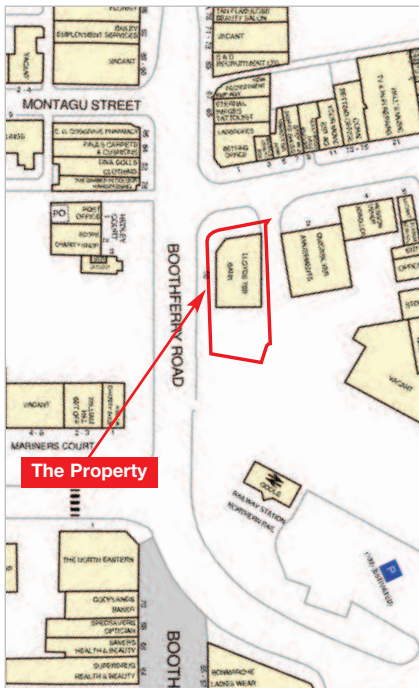
Goole
59 Boothferry Road
East Riding of
Yorkshire
DN14 6EY

- Freehold Bank Investment
- Prominent town centre location
- Let to Lloyds TSB Bank plc
- Lease expires 2022 (1)
- Rent Review 2017
- Current Rent Reserved

£18,750 pa

By Order of the Executors

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The town and port of Goole is located on the River Humber, approximately 22 miles west of Kingston-upon-Hull, 12 miles north-west of Scunthorpe and 20 miles south of York. Junction 36 of the M62 and the M62/M18 (Junction 7) are 1 and 3 miles west respectively of the town centre.

Boothferry Road is the main town centre shopping street and the property is situated in a prominent corner location at the junction of Boothferry Road and Pasture Road, close to the Rail Station. Occupiers close by include Your-Move, Ladbrokes, Scope, William Hill, The Post Office and a variety of local traders.

Description

The property is arranged on ground floor only to provide a ground floor banking hall. The property has the benefit of a car park at the rear for 10 cars accessed via Pasture Road.

The property provides the following accommodation and dimensions:

Gross Frontage to Boothferry Road	16.00 m	(52' 5")
Gross Frontage to Pasture Road	12.75 m	(41' 10")
Shop and Built Depth	11.50 m	(37' 9")

Ground Floor	188.7 sq m	(2,031 sq ft)
Site Area	0.056 Hectares	(0.14 Acres)

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 9th March 2012 at a current rent of £18,750 per annum, exclusive of rates. The lease provides for a rent review/tenant's option to break in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 170 Band G (Copy available on website).

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allsoop.co.uk for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 92 Goole**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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