

Goole
70 Boothferry Road
North Humberside
DN14 6BB

- **Freehold Shop Investment**
- **Prominent town centre location**
- **Adjacent and interconnected to Specsavers unit No.68**
- **No VAT applicable**
- **Tenants include Specsavers Optical Superstores Ltd and a Jewellers**
- **Total Current Rents Reserved**
£22,680 pa

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. The property is situated on the south side of Boothferry Road in the main pedestrianised retail thoroughfare of the town centre. Occupiers close by include Specsavers (adjacent), Costa, Superdrug, Dorothy Perkins and Halifax, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit which is presently trading as a jewellers and which benefits from staff WCs to the rear of the first floor.

The front of the first floor is let to Specsavers and is presently used as their contact lens centre and intercommunicates with the adjoining property which is not included in our sale.

Accommodation

A schedule of accommodation is set out below.

VAT

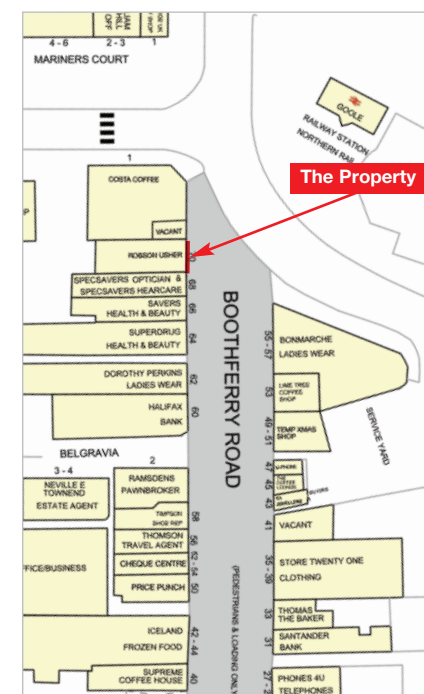
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floors	Robson Usher Ltd (1)	Gross Frontage 7.95 m (26' 1") Net Frontage 6.85 m (22' 6") Shop Depth 14.80 m (48' 7") Built Depth 18.55 m (60' 10") Ground Floor 105.95 sq m (1,140 sq ft) First Floor (Rear) – Staff WCs	10 years from 20.07.2015 (2) Rent review 5th year FR & I	£18,000 p.a.	Rent Review 2020
Part First Floor	Specsavers Optical Superstores Ltd (3)	First Floor (Front)	A term of years from 27.10.2009 to 14.08.2018 (4). FR & I	£4,680 p.a.	Reversion 2018

Total £22,680 p.a.

(1) www.robsonusher.co.uk - 4 branches (including subject property).
 (2) Tenant break clause 20th July 2020
 (3) For the financial year ended 26th February 2014, Specsavers Optical Superstore Ltd reported a turnover of £392.606m, a pre-tax profit of £18.533m, shareholders' funds of £76.114m and a net worth of £73.847m. (Source: riskdisk.com 20.08.2015.)
 (4) Mutual rolling break option on 9 months' notice.