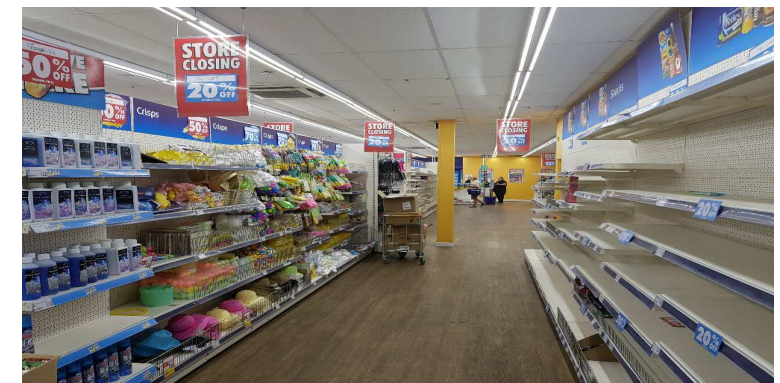


GOOLE - UNIT 4 NORTH STREET RETAIL PARK – DN14 5BH



TOWN CENTRE RETAIL PARK UNIT TO LET

LOCATION

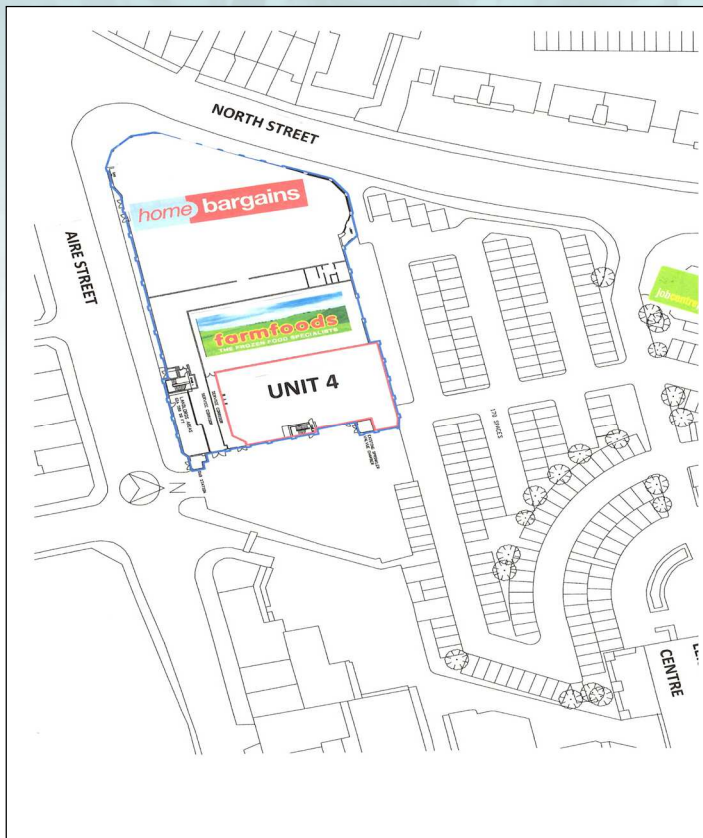
Goole is located approximately 24 miles south of York and 30 miles west of Hull. The town is situated approximately 2 miles south of Junction 36 for the M62.

The town has a resident population of approximately 19,518 (census 2011), but also draws on outlying areas.

North Street Retail Park, is situated within walking distance of the town centre and is surrounded by residential accommodation. The town's leisure centre is also situated on an adjacent site.

Nearby occupiers include **Farmfoods** and **Home Bargains**.

There is a large surface car park directly to the front of the unit.



RATING

We understand that the unit has been assessed for business rates as follows:

Rateable Value: £45,000

Prospective Tenants are advised to make their own enquiries with the local rating authority to verify the above.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £60,000 per annum exclusive.

The on account service charge is budgeted at £5,400 per annum exclusive

ACCOMODATION

The property is arranged over ground and first floor and provides the following net internal areas:

Ground Floor	6,376 sq ft (592 sq m)
First Floor	4,399 sq ft (409 sq m)

VIEWINGS

Strictly via prior appointment through the letting agents
Rawstron Johnson - 0113 450 7000
Email: adrian@rj-ltd.co.uk

Or our joint agent bennett - Nigel Bennett or Helen Whitehead on 0151 706 0222

SUBJECT TO CONTRACT & VACANT POSSESSION



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.