



SITUATION

Located in the heart of the town centre within one of the main pedestrianised retail thoroughfares amongst such multiples as **Domino's, Iceland, Nationwide, Halifax, EE, Shoezone, NatWest, Subway** and within easy reach of the **Wesley Square Shopping Centre**. Goole Railway Station is just a short walk away. Goole lies on the A614 approx. 20 miles south east of York and 23 miles west of Hull and benefits from excellent road access via the M62 (Junction 36) and the M18 (Junction 7).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A mid-terrace building comprising a **Ground Floor Banking Hall** with separate front access to a newly converted **Self Contained-Flat** at first floor level. There is rear off street parking for approx. 5 cars.

Note 1: The opportunity exists to negotiate a reverse premium with Barclays for them to surrender their lease.

Note 2: Plans have been drawn up to convert the bank into 2 x 2 bed flats – No Planning Application has been submitted – Refer to Auctioneers.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Ground Floor Banking Hall plus 4 car spaces)	Gross Frontage Built Depth WC	29'5" 69'10"	Barclays Bank Plc (not in occupation) (Having approx. 1,600 branches) (T/O for Y/E 31/12/18 £19.7bn, Pre-Tax Profit £1.3bn and Shareholders' Funds £47.7bn)	5 years from 29th September 2017	£21,000	FRI
No 21 (First Floor Flat plus 1 car space)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC		Individual	999 years from completion	Peppercorn	FRI
¹ Not inspected by Barnett Ross.					Total: £21,000	

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£21,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Hillyer McKeown
Tel: 0151 647 6000 Ref: Wesley Heath
Email: wxh@law.uk.com

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page