



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, 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).

PROPERTY

A mid-terrace building comprising a **Ground Floor Commercial Unit** with separate front access to a **Self-Contained Flat** at first floor level. There is rear off-street parking for approx 4 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Ground Floor Commercial Unit plus 2 car spaces)	Gross Frontage 29'5" Built Depth 69'10" WC	Goole Amateur Boxing Club (visit: www.gooleboxingclub.org)	5 years from 1st July 2021	£11,400	IRI (Subject to a Schedule of Condition). Tenant's Break July 2025. Note: The Tenant did not exercise their July 2024 Break Clause.
No 21 (First Floor Flat plus 2 car spaces)	Not inspected	Individual	999 years from 28th January 2020	Peppercorn	FRI
				Total: £11,400	

¹Not inspected by Barnett Ross.

£11,400 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

SBP Law
Tel: 020 7332 2222 Ref: Michael Segen
Email: michael@sbplaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View from Property



Interior View

