



RENT:

From £20,000pa

- Prominent Retail Accommodation
- Established Retail Area
- Immediately Available
- Total Accommodation – 540.97 sqm (5,820 sqft) over Ground and First Floors
- Incentives available

11 A&B Boothferry Road, Goole, DN14 5DE

Carlton Tower, 34 St Pauls St, Leeds, LS1 2QB

Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

The subject property is situated to the eastern edge of Boothferry Road. Boothferry Road is one of the main retailing high streets within Goole and partly pedestrianised during normal shopping hours. The subject property benefits from a good trading position on Boothferry Road, close to the junction with Paradise Place which is a pedestrian walkway linking into Wesley Square Shopping Centre.

Goole is an established inland port town located on the River Ouse. The town is approximately 20 miles to the west of Hull and approximately 28 miles east of Leeds. The town also benefits from regular regional rail services.

Description

The subject property comprises a substantial mid-terraced two storey retail unit. The ground floor provides sales accommodation and the first floor is accessed via a rear staircase and provides ancillary storage and staff accommodation. The subject property comprises suspended ceilings, CAT2 recessed lighting, plastered and painted walls and a mixture of vinyl and carpeting flooring throughout. A kitchen/staff break out area and WC facilities are located to the rear of the unit.

Accommodation

We have undertaken a measured survey of the property in accordance with the RICS Property Measurement – 1st Edition (2015), as updated by 2nd Edition (2018) and calculate the following floor areas.

	Sqm	Sqft
11a GF	136.37	1,467
11a FF	170.00	1,829
11b GF Only	234.60	2,524
Total	540.97	5,820

Terms

The property is available by way of a new lease on effective full repairing and insuring terms at a commencing rent of £20,000pa per unit.

Business Rates

enquiries of the VOA website and the following information is listed on the 2023 list. Rateable Value: 11a : £13,750 11: £24,750 Non-Domestic Small Business Multiplier: 49.9p

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 0113 386 3100

Ref: Hedley Steel



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** December 2025