

95-99 Pasture Road

Goole DN14 6BP

Reduced £395,000

FREEHOLD

FOR SALE AS A WHOLE - CURRENT INCOME £27,860 PA. (NOT INCLUDING POTENTIAL NEW BUILD)

A rare and exciting opportunity has arisen to acquire this prime investment property situated fronting Pasture Road and West Street, one of the main retail areas within the busy town of Goole. The premises comprise as a whole of two ground floor retail units, two first floor apartments above together with a car park to the rear. The premises also have the benefit of outline planning consent on the car park at the rear to provide a further retail unit with first and second floor apartments above and car parking.

EPC: D





Description

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95 Pasture Road

Main Retail Area 23'6" x 28'3" (7.16m x 8.61m) 665sq ft

Office/Store Room 9'7" x 4' (2.9m x 1.25m)

W.C 5'8" x 4'9" (1.75m x 1.45m)

Lease Terms:
Tenant: Mr Russell Jackson T/A Creation Menswear
Commencement date: 2007
Rent: £17,420 pa -Increasing annually on the Ist December by £750.00 pa. (this rent is for 95 & 99 Pasture Road)

99 Pasture Road

Main Retail Area 23'5 x 24' (7.14m x 7.32m) 565 sq ft
Front Entrance Door. Timber effect laminate flooring. Timber paneled walls. Sliding doors opening to 95 Pasture Road unit.

Staff Room 4' x 9'6" (1.25m x 2.9m)

W.C 4' x 5'4" (1.25m x 1.65m)

Lease Terms:
Tenant: Mr Russell Jackson T/A Identity Hair Salon
Commencement date: 2007
Rent: Included in 95 Pasture Road

95a Pasture Road

Entrance
Stairs leading to the apartment.

Entrance Hall
Electric radiator.

Kitchen 6’9’’ x 8’6’’ (2.07m x 2.60m)
Range of base and wall units with roll edge laminated worktop surfaces and a stainless steel single drainer sink unit. Integrated electric oven and four ring ceramic hob. A new fridge/freezer and washing machine can be made available if required. Skylight window.

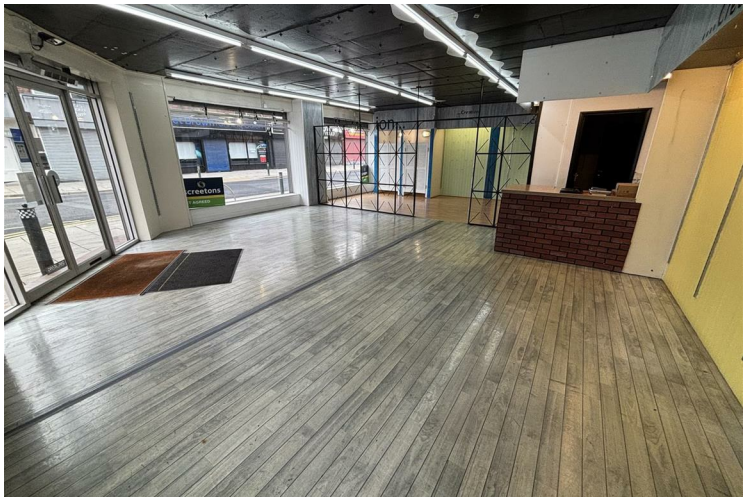
Lounge (12’3’’ x 20’6’’) (Reducing to 11’) (3.75m x 6.25m) (Reducing to 3.37m)
Electric radiator. Bay window. TV aerial point.

Bedroom One 11’6’’ x 14’10’’ (3.50m x 4.54m)
Electric radiator. Built in wardrobes including a dressing table with a cupboard above and drawers underneath.

Bedroom Two 12’8’’ x 12’3’’ (3.86m x 3.75m)
Electric radiator. Built in wardrobes housing the hot water cylinder and the electric fuse box.

Assured Shorthold Tenancy





Tenancy Start date: 29/3/2014
Current rent: £485pcm (£5,820pa)

97a Pasture Road

Entrance
Stairs leading to the apartment.

Entrance Hall (L Shaped)
Built in storage cupboard.

Bathroom 7' x 5'9" (2.15m x 1.75m)
Beige suite comprising panelled bath with shower over, pedestal wash hand basin and a low flush W.C.

Bedroom 9'4" x 12' (2.85m x 3.65m)
To the front elevation. One electric radiator.

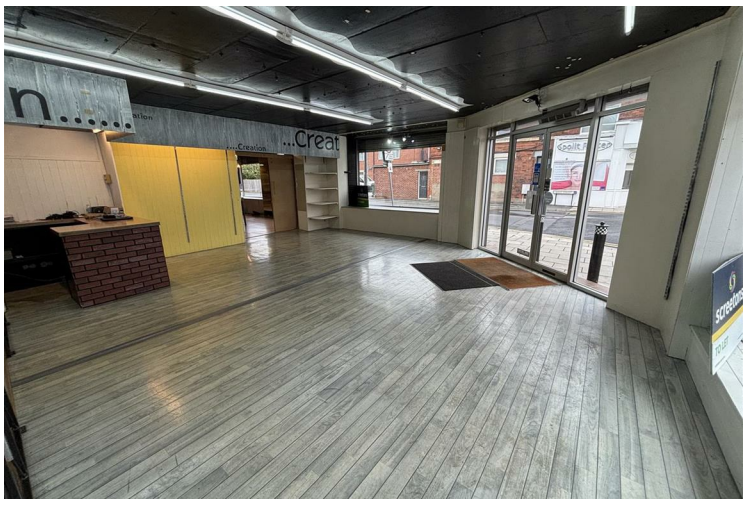
Sitting Room 14'2" x 15'8" (4.3m x 4.8m)
Timber effect laminate flooring. Two electric radiators.

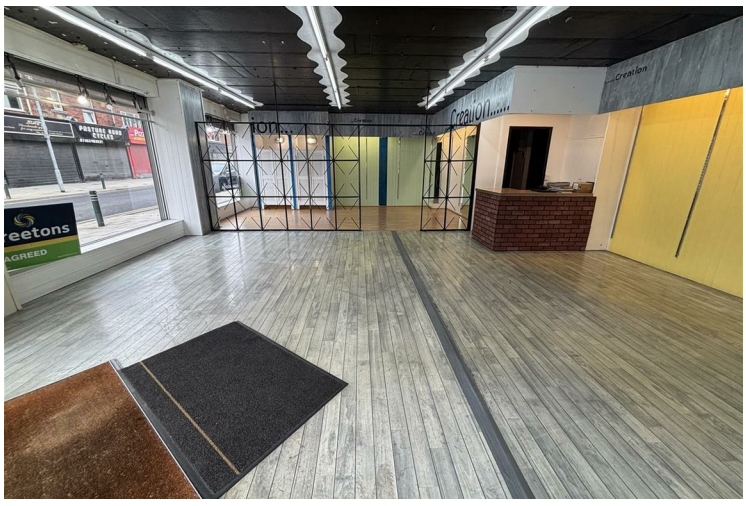
Kitchen 8'5" x 11'9" (2.6m x 3.6m)
Range of fitted base and wall units finished in laminate. Single drainer sink. Four ring electric hob with built under oven. Plumbing for a washing machine. One electric radiator. Timber effect laminate flooring.

Assured Shorthold Tenancy
Tenancy Start date: 26/1/2019
Current rent: £385pcm (£4,620 pa)

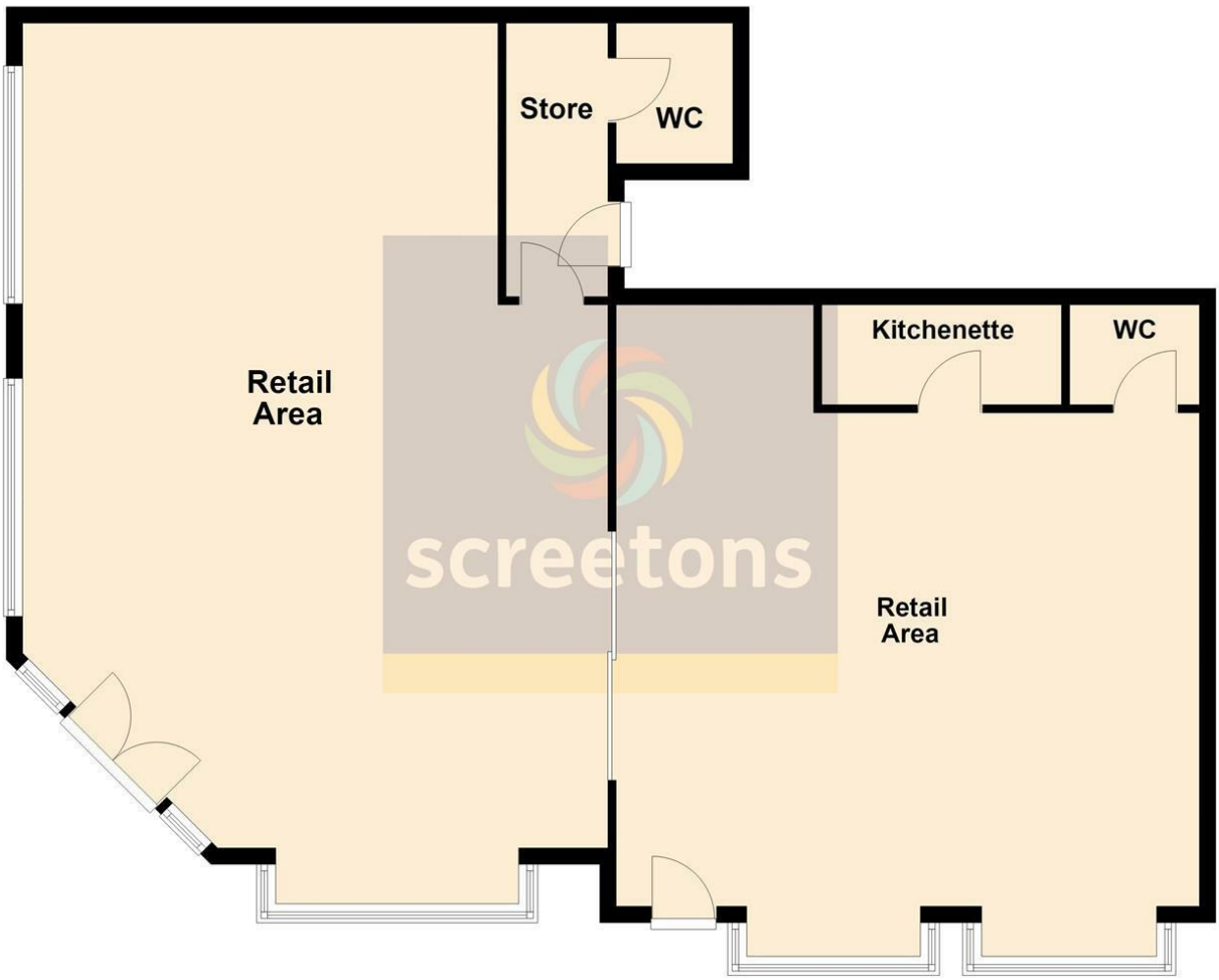
Building Land & Car Parking

Extending to approximately 155 sq yds. Full planning consent has been obtained for the 'erection of extension to provide additional shop for A1 use with flats over at first floor and second floor in accordance with Decision No: DC/06/05791/PLF/WESTWW.

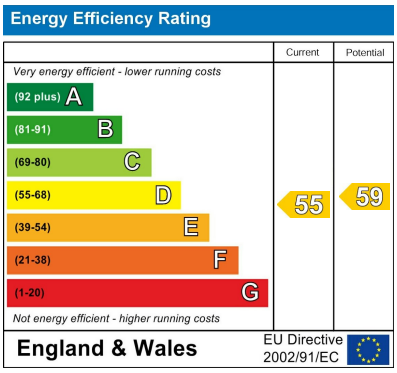




Ground Floor







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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