

TO LET

Goole Units 6&7 Wesley Square Shopping Centre



Location

The Wesley Square Shopping Centre is situated in Goole Town Centre where retailers include New Look, Argos, Peacocks and Boyes Department Store.

The subject premises are situated in a busy location in the scheme immediately adjacent to Greggs and fronting a 110 space surface car park.

Accommodation

The subject units are arranged over ground floor only, comprising the following approximate areas:-

Unit 6
Ground Floor 874 sq.ft 81.2 sq.m

Unit 7
Ground Floor 927 sq.ft 90.3 sq.m

The units can be combined to provide approximately 1,801 sq.ft.

Rent

Unit 6 £21,000 pax

Unit 7 £22,500 pax

Tenure

The units are available by way of new full repairing and insuring leases for a term of 15 years, subject to 5 yearly upward only rent reviews.

VAT

All prices/rents are quoted exclusive of VAT.

Business Rates

We are verbally advised by the Local Authority that the properties are assessed as follows:-

Unit 6 £17,000

Unit 7 £16,750

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The service charge payable for the current year is:

Unit 6 £110 exclusive of VAT

Unit 7 £150 exclusive of VAT

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Energy Performance Asset Rating – Available on request.

SUBJECT TO CONTRACT.

Details prepared September 2019

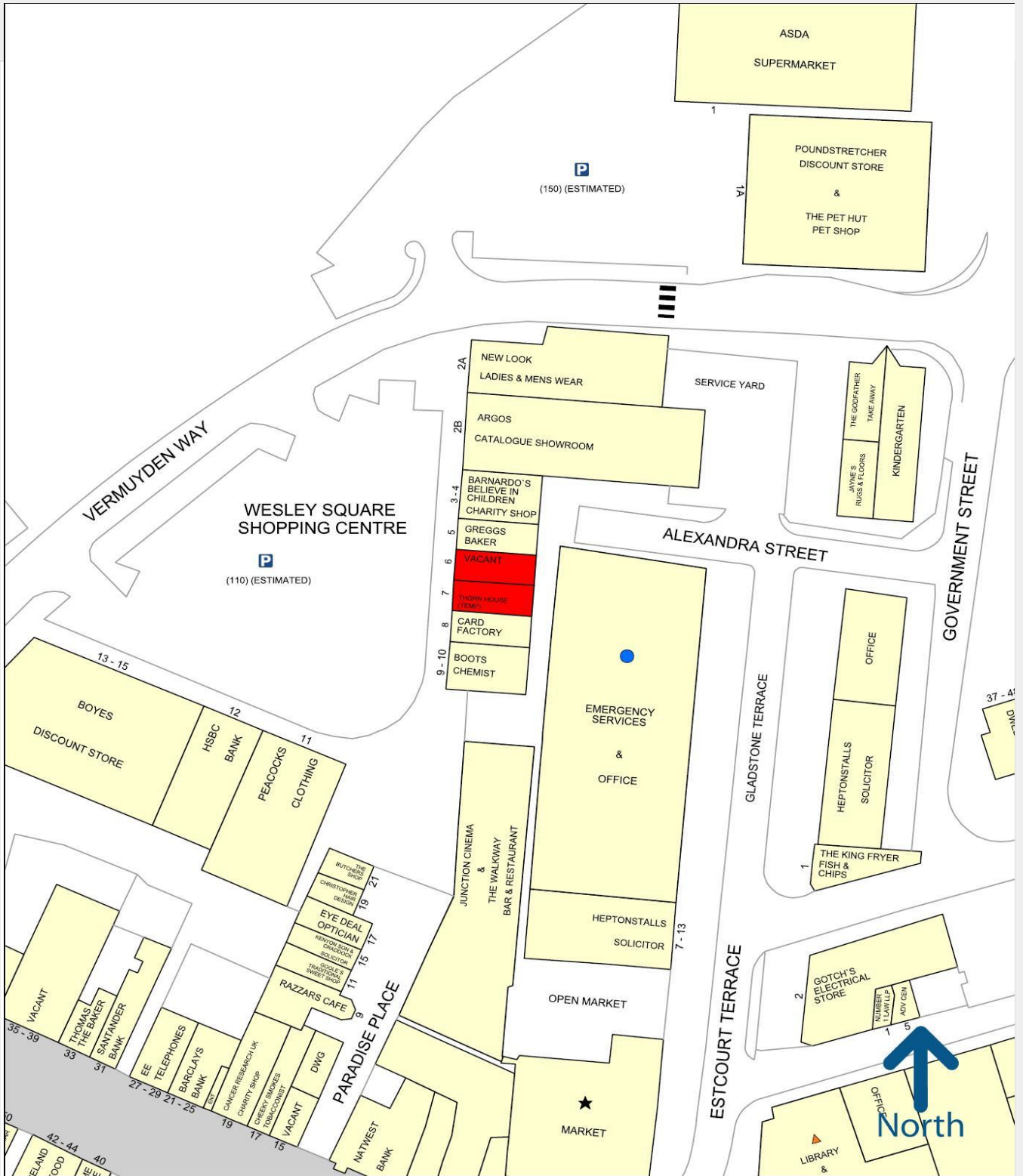
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