

GOOLE

3-15 Gladstone Terrace DN14 5AH

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



OFFICE BUILDING with parking

- Town centre location
- Close to shopping and amenities
- Excellent road access to regional motorway network
- Versatile property comprising 7 interlinked buildings
- On site parking
- Features including partial air conditioning and storage
- Close to public transport including train station

FOR SALE as a whole

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

Location

The property occupies a prominent position on Gladstone Terrace, Goole. The property is directly opposite the towns police station a short distance from the town centre. Goole Railway station is a short walk away and there is a good local bus service.

Goole is a popular location comprising a mix of residential areas, local and national retailers, schools, recreational facilities and businesses in both the town centre and the outlying business estates. It is close to the M62 and has a busy docks area.

There are good public transport connections and a wide range of local amenities with retail, leisure and service facilities. The town has a diverse and thriving economy with a variety of industries providing employment in the area.

Description

The subject property comprises a terrace of 7 properties that are all interconnected to form a single office property. Internally the buildings are arranged over 3 floors to provide a number of individual and open plan office rooms with ancillary accommodation such as reception/waiting room, storage, canteen, W.Cs and meeting rooms.

The buildings are of traditional brick construction with partially rendered finish to the frontage. There is partial UPVC double glazing.

Externally there is forecourt parking to the front of the property and further parking at the rear.

Floor Area (Net internal approximate)

Ground Floor	225.47 sq. m
First Floor	240.93 sq. m
Second Floor	144.23 sq. m
Total	610.63 sq. m (6570 sq. ft)

Services

We are advised that the property is connected for all mains services. The property has electric heating In part and gas heating In part.

Re-development

We believe that, subject to planning, the property may have potential for alternative uses. Interested parties must make their own enquiries in this regard.

Sale Terms

The property is available for sale as a whole.

Offers are Invited based on a guide price of £395,000

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values.

2017 list - £19,000 (subject to the business rate on the pound)

EPC

EPC rating - E. For further Information copy and paste the web link below;

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4908-2449-0940-9663-9084>

VAT

No's 3, 5 & 15 are currently opted to tax, although an application for de-registration has been made. Until such time as de-registration is confirmed by HMRC, VAT will be paid on the apportioned purchase price of No.'s 3, 5 & 15. The VAT position of No's 7 – 13 is to be confirmed.

Timing

The property is immediately available with vacant possession subject to satisfactory completion of legal procedures.

Viewing

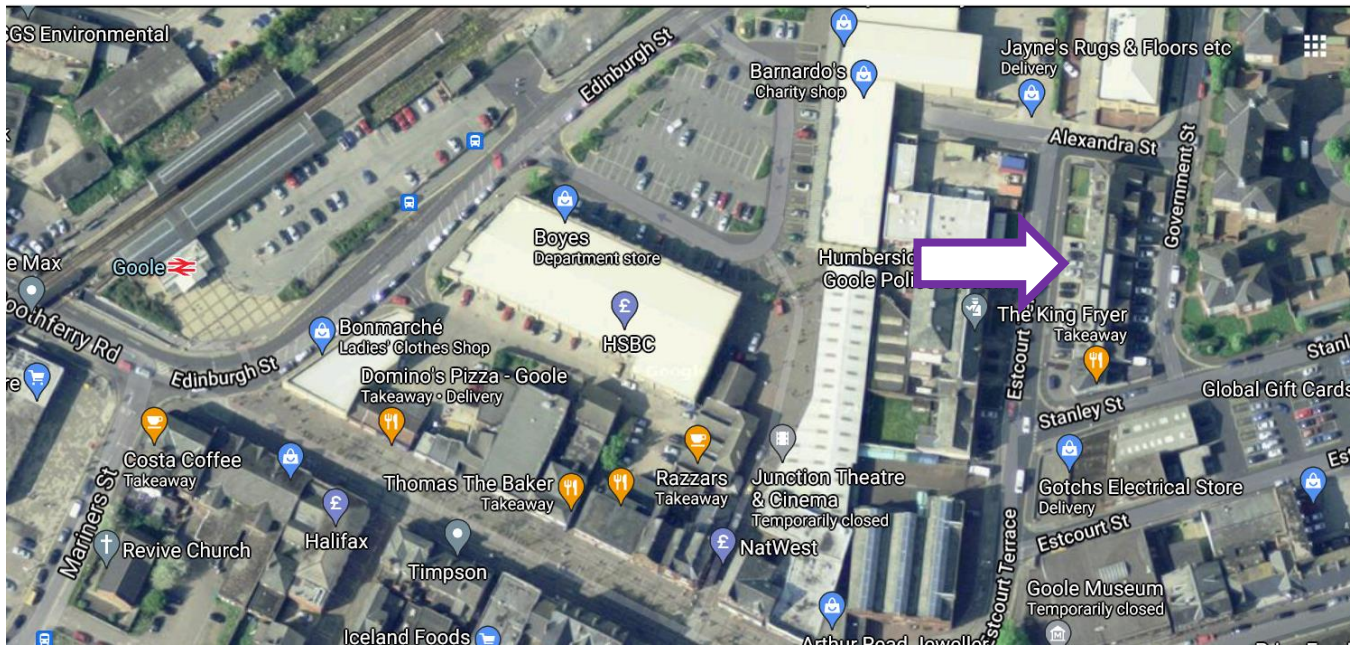
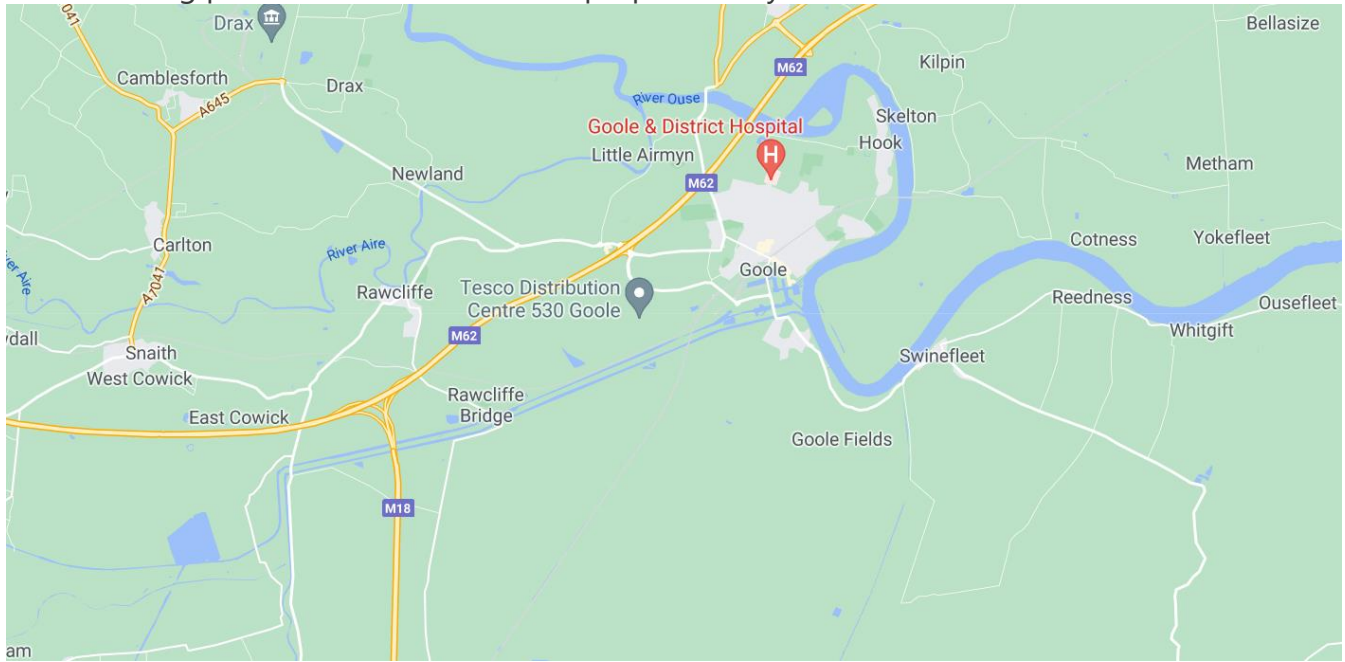
Viewings are by strictly prior appointment with the joint sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929

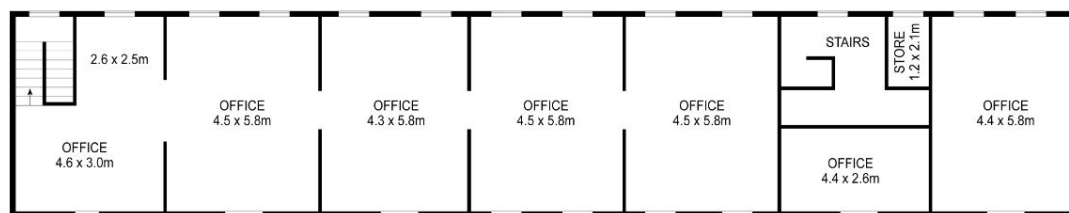
Or

Townend Clegg & Co 01405 762557 (Michael Townend)

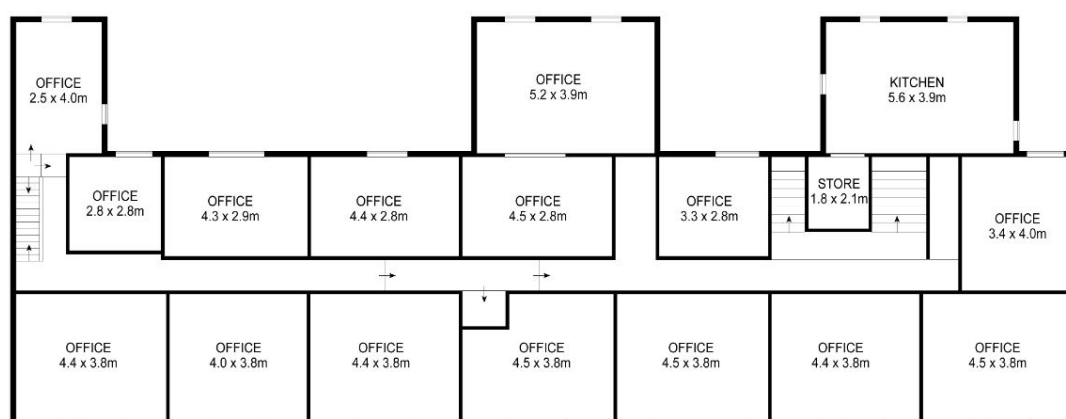
Location Map

The following plans are for identification purposes only.

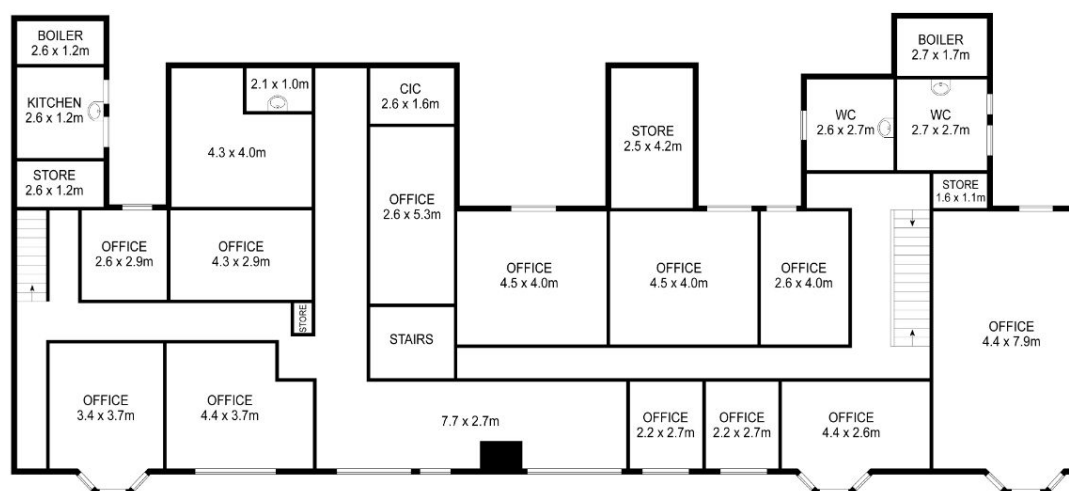




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

3-15 Gladstone Terrace, Goole East Riding of Yorkshire, DN14 5AH

Additional Photos



IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.