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FOR SALE

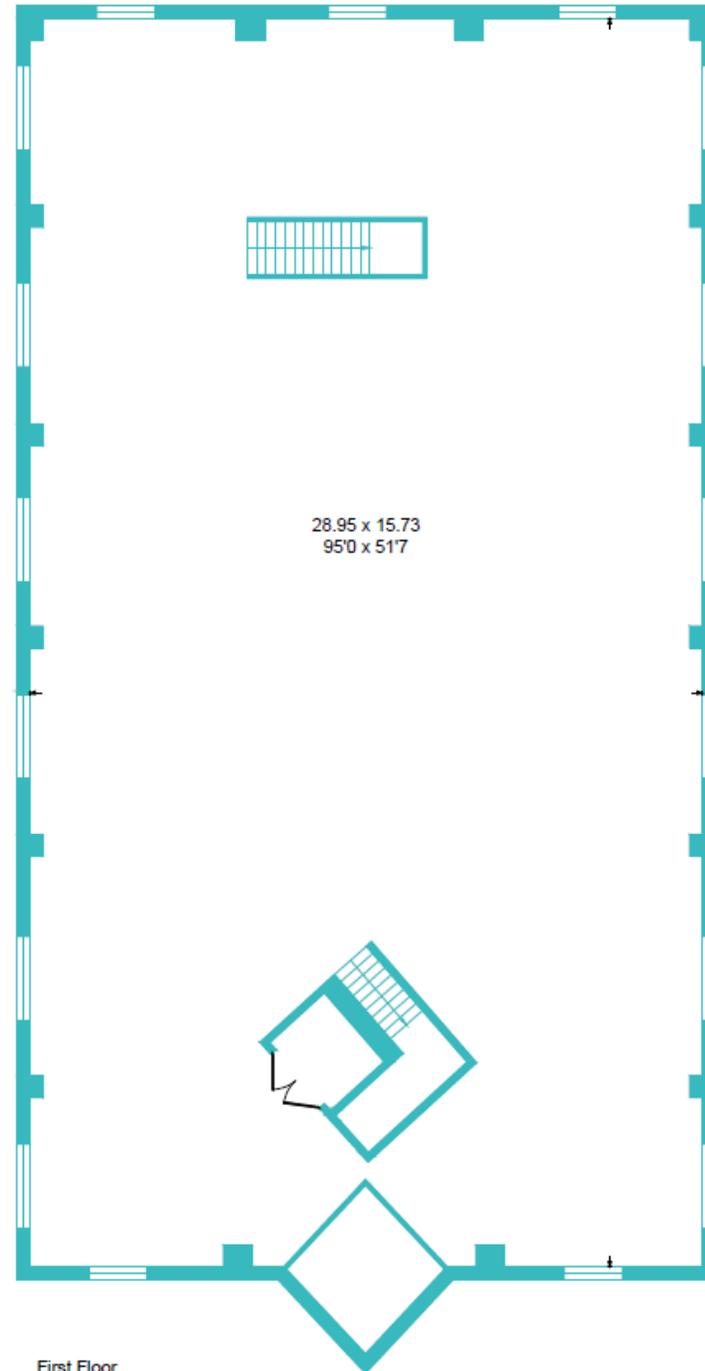
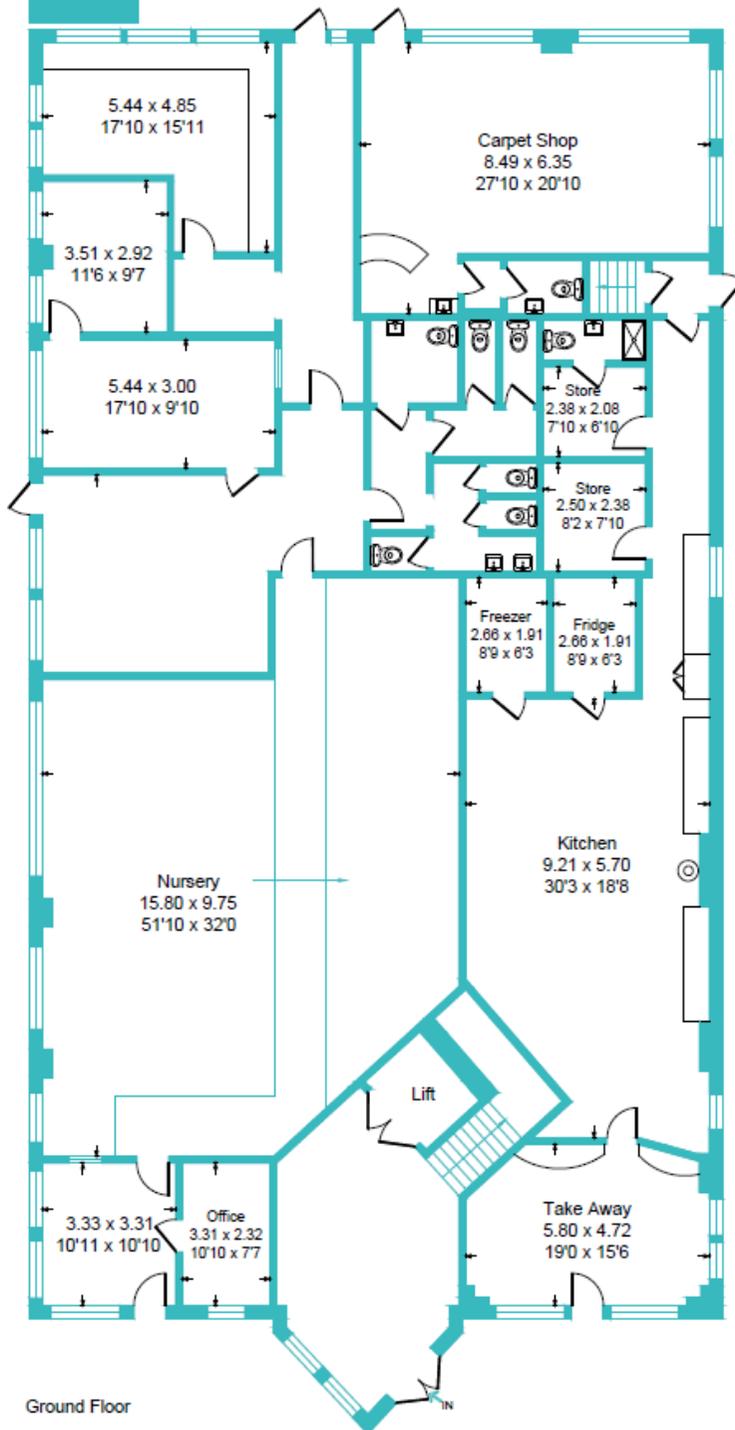
1 Government Street, Goole, East Yorkshire, DN14 5AN



The property is a large two-storey standalone building that occupies the corner of Government Street and Edinburgh Street. The property consists of a ground floor made up of three separate commercial units and a void first floor. There is an on-site car park which is used by the tenants.

The Premises

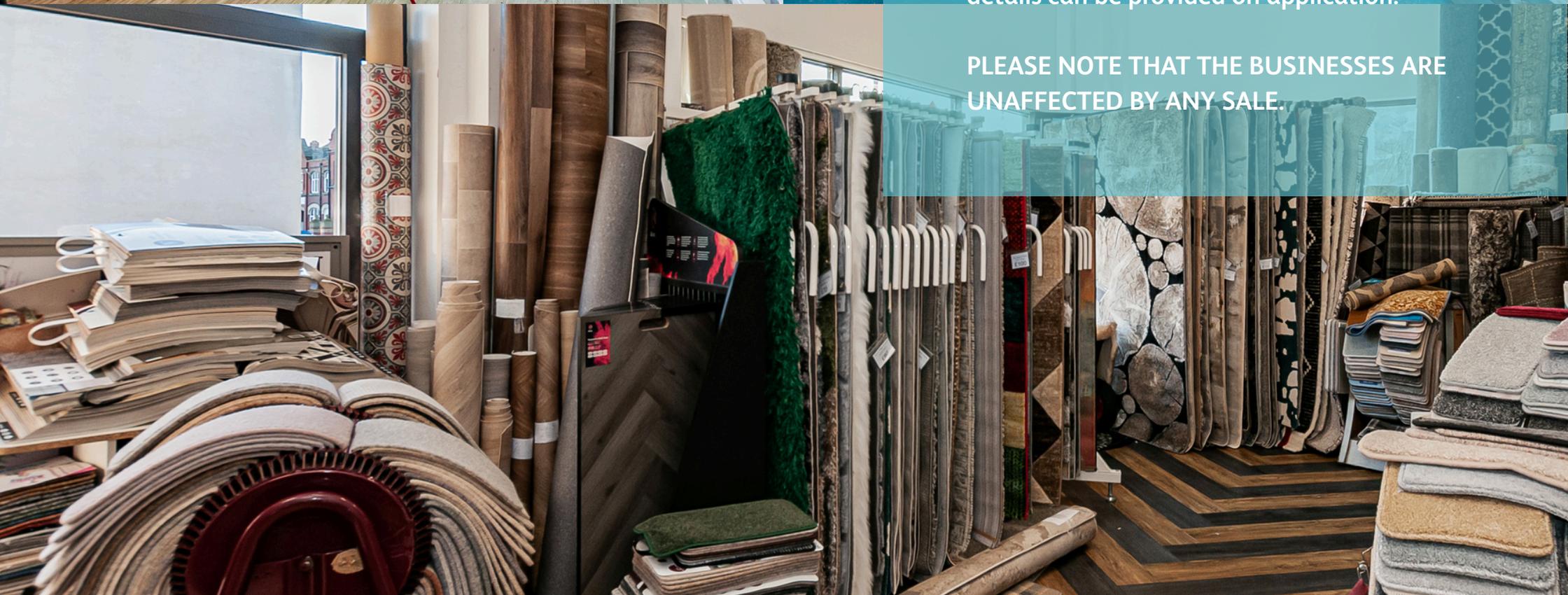
Approximate Gross Internal Floor Area = 927.2 sq m / 9981 sq ft





Current Return

The three commercial units are occupied, with a current gross income of £45,000p.a, lease details can be provided on application.



PLEASE NOTE THAT THE BUSINESSES ARE UNAFFECTED BY ANY SALE.



Goole is undergoing significant regeneration, making it an increasingly attractive destination for investors. The town is experiencing a wave of transformative projects. These include the redevelopment of the historic Market Hall into a vibrant food and events space, major public realm improvements, and the creation of a state-of-the-art leisure centre. The nearby Humber Freepport set to deliver thousands of jobs to the area. Combined with ongoing infrastructure upgrades and enhanced transport links, Goole is fast emerging as a town on the rise.

The Area

linkagency

Tel: 01405 768401

enquiries@linkagency.co.uk

www.linkagency.co.uk