

Goole – 21-25 Boothferry Road, North Humberside DN14 5DE  
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Goole – 21-25 Boothferry Road, North Humberside DN14 5DE

## Freehold Retail & Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 10.36%
- Rental Income: £11,400 p.a.
- VAT is NOT applicable to this property
- Comprises double fronted ground floor shop t/a Boxing Gym and residential flat above, which has been sold-off on long leasehold
- Situated within short walk to Goole train station with nearby occupiers include Subway, Iceland, Halifax, Specsavers and Costa, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 25 (Ground Floor)	Retail Shop: 146 sq m (1,571 sq ft) Open plan boxing gym, store, office, wc 2 parking spaces	Goole Amateur Boxing Club	5 Years from 1 July 2021	£11,400	Note 1: IRI Note 2: Break clauses in 2024 and 2025 NOT exercised
No. 21 (First Floor)	Residential Flat (not inspected) 2 parking spaces	Individual	999 Years from 28 January 2020	Peppercorn	Note 1: FRI
Total				£11,400	



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### Property Description:

Comprises double fronted ground floor shop with 2 parking spaces t/a boxing gym and a self-contained flat above (sold-off), providing the following accommodation and dimensions:

Ground Floor: 146 sq m (1,571 sq ft)

Open plan boxing gym, store, office, wc

First Floor Flat: (sold-off)

### Tenancy:

The shop is at present let to Goole Amateur Boxing Club for a term of 5 years from 1<sup>st</sup> July 2021 at a current rent of £11,400 p.a. and the lease contains internal repairing and insuring covenants. Break clauses in 2024 and 2025 NOT exercised

The residential flat has been sold-off for a term of 999 years from 28<sup>th</sup> January 2020 at a ground rent of peppercorn.



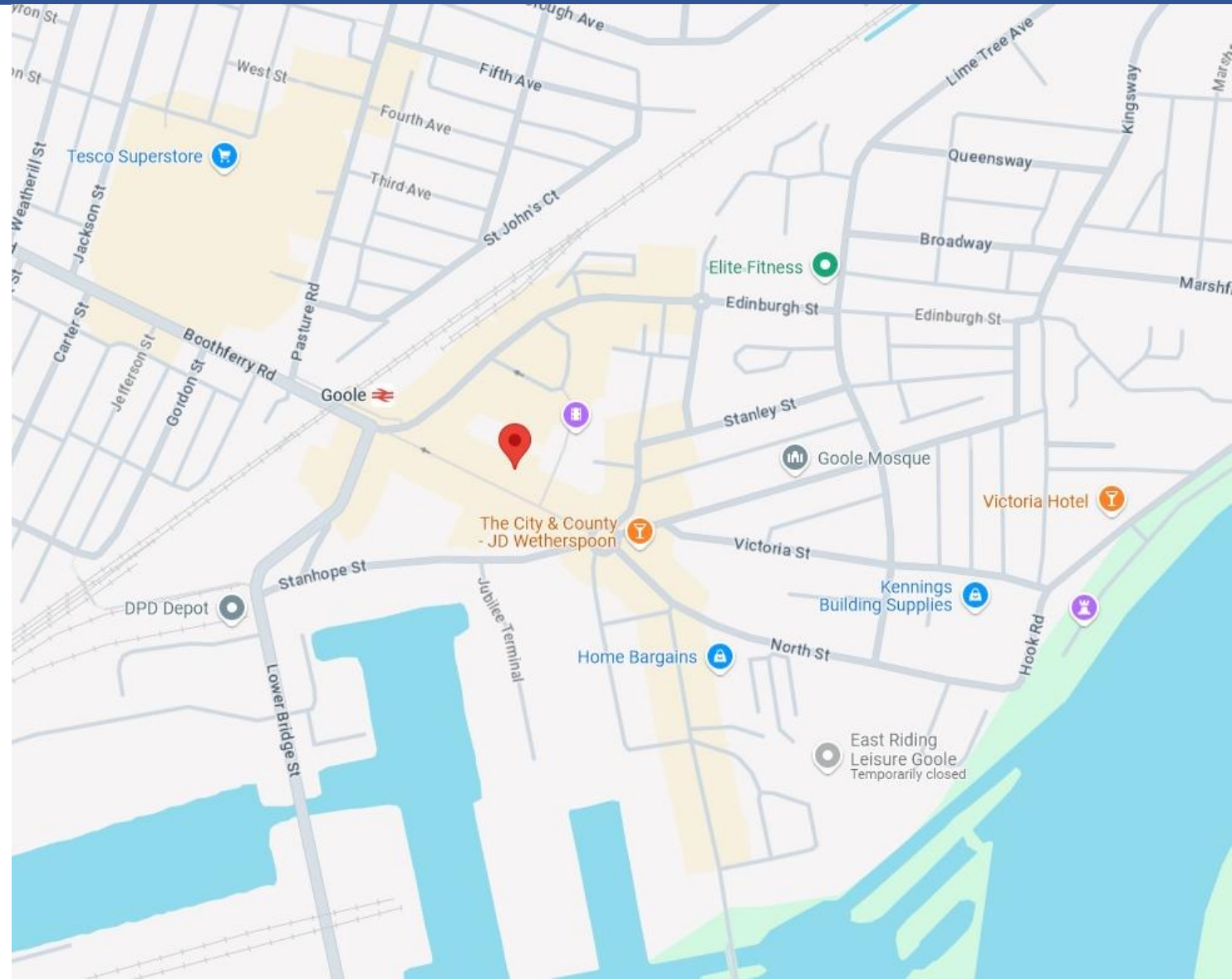
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### Location:

Goole is a port, market town and civil parish in the East Riding of Yorkshire, England. Goole lies on the River Ouse, 19 miles (31 km) south of York and 29 miles (47 km) west of Hull. Goole is south of the M62 linking it with Kingston upon Hull in the east and Leeds and the West Yorkshire urban belt in the west. To the north the A63 road via Howden provides local access to the A19 road to Selby and York. The M18 runs west of the town, connecting it with South Yorkshire, the South and the Midlands. The property is located in the town centre within short walk to Goole train station. Nearby occupiers include Subway, Iceland, Halifax, Specsavers and Costa, amongst others.



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### Contacts:

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