



# For Sale

42-44 Boothferry Road, Goole DN14 5DA

Retail investment opportunity fully let to Iceland Foods Limited.

## BARKER

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## Summary

- Fully let retail investment opportunity.
- Let entirely to Iceland Foods achieving £74,823 per annum.
- Situated within Goole Town Centre.
- Large retail unit with ancillary storage and staff facilities upon the first floor.
- Strong covenant.
- Guide price £850,000.
- Net Initial Yield 8.32% assuming acquisition costs at 5.8%.

## Location & Situation

The property is situated along Boothferry Road within the town centre of Goole. The property lies within the pedestrianised area of Boothferry Road stretching between Boothferry Road and Stanhope Street and is surrounded by various retailers and local businesses.

Goole is a town and port located approximately 28 miles west of Hull and 36 miles east of Leeds.

## Planning

We understand the entire property benefits from use class E.

## Description

The entire property is let to Iceland Foods Limited for a term of 25 years from 28<sup>th</sup> February 2005. The current rent passing is approximately £74,823 per annum which has increased from the previous rent passing of £66,133 from 28<sup>th</sup> February 2025. Iceland Foods Limited have over 900 stores across the UK.

The property is configured to provide a large retailer unit upon the ground floor with the first floor providing a large storage/freezer area alongside a training room, staff break out area and W/c facilities. Additionally the property benefits from a goods lift for accessibility which is positioned in the rear yard area for deliveries.

The property's central position within Goole enables Iceland to have a food delivery hub serving customers within Goole and the surrounding areas.

## Tenure

We understand the property is held freehold under title number HS163600.

## VAT

We are advised that VAT is not payable at the prevailing rate.





## Accommodation

The property comprises of the following areas:

Ground floor: 4,596 sq. ft (426.94 sq. m)

First floor: 4,613 sq. ft (428.57 sq. m)

Total: 9,209 sq. ft (855.51 sq. m)

## Services

We understand electricity, water, drainage are connected.

## Business Rates

We understand the current rateable value for the property is £38,000.

## EPC

We are advised the property has a current EPC rating of B44.

## Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

## Price/Terms

The freehold interest subject to the existing tenancy is available at a guide price of £850,000. A purchase at this level produces a Net Initial Yield of 8.32% assuming acquisition costs of 5.8%.

Viewings are to be made strictly through us as sole selling agent.

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