



8 Market Place

Howden, Goole, DN14 7BJ

**Auction Guide Price
Over £100,000**

Property Features

- Grade II Listed Retail Shop Unit
- 2 Bedroom Flat Over
- Prominent Town Centre Location
- Updating and Modernisation Required
- Auction Postponed - New Date to be Arranged



Full Description

SITUATION

8 Market Place, Howden, Goole, East Yorkshire, DN14 7BJ, is located in Market Place, the retail centre and Conservation Area of Howden.

Howden is located approximately 25 miles west of Hull. York and Doncaster are all within an approximate 20 mile radius of the town and is approximately 1.5 miles from access to the M62 Motorway at Junction 37.

DESCRIPTION

**** AUCTION POSTPONED **** - New date to be arranged. Offered for sale by Auction is this prominent Retail Shop Unit with a 2 bedroom Self-Contained Flat over. The property requires updating and modernisation and offers a rare opportunity to purchase in the retail centre of Howden.

The shop contains front sales area, stock room, kitchenette and separate WC. The flat has its own access to accommodation on the first and second floors of lounge, kitchen, 2 bedrooms and bathroom. There is also a rear store and useful yard area.

SHOP ACCOMMODATION

FRONT SALES SHOP 20' 6" x 15' 5" (6.25m x 4.7m)
Having 2 display windows.

STOCK ROOM 12' 5" x 11' 9" (3.78m x 3.58m) to extremes

KITCHENETTE 16' 2" x 9' 1" (4.93m x 2.77m)
Having a sink unit and working surface.

SEPARATE W.C. 7' 10" x 4' 7" (2.39m x 1.4m)
Having a W.C., wash basin and an electric water heater.



FLAT ACCOMMODATION

ENTRANCE

Having its own entrance off the shared side passage.

STAIRCASE

Staircase and landing with Box Room off leading to:-

FRONT LOUNGE 15' 5" x 13' 1" (4.7m x 3.99m) to extremes

Having a fireplace.

BEDROOM 15' 8" x 11' 9" (4.78m x 3.58m) to extremes

Leading to:-

KITCHEN 9' 1" x 7' 1" (2.77m x 2.16m)

Having a stainless steel sink and other units.

BATHROOM 8' 5" x 7' 3" (2.57m x 2.21m)

Having a panelled bath with mixer shower tap, pedestal wash basin, W.C. and airing cupboard with immersion heater.

2ND STAIRCASE

Second staircase and landing leading to:-

2ND BEDROOM 13' 6" x 13' 2" (4.11m x 4.01m)

Having 2 built-in wall cupboards.

STORE ACCOMMODATION

STORE 13' 0" x 12' 3" (3.96m x 3.73m) to extremes

Having its own entrance off the shared side passage.

FIRST FLOOR STORE 16' 1" x 12' 9" (4.9m x 3.89m)

Including the stairs area.

OUTSIDE

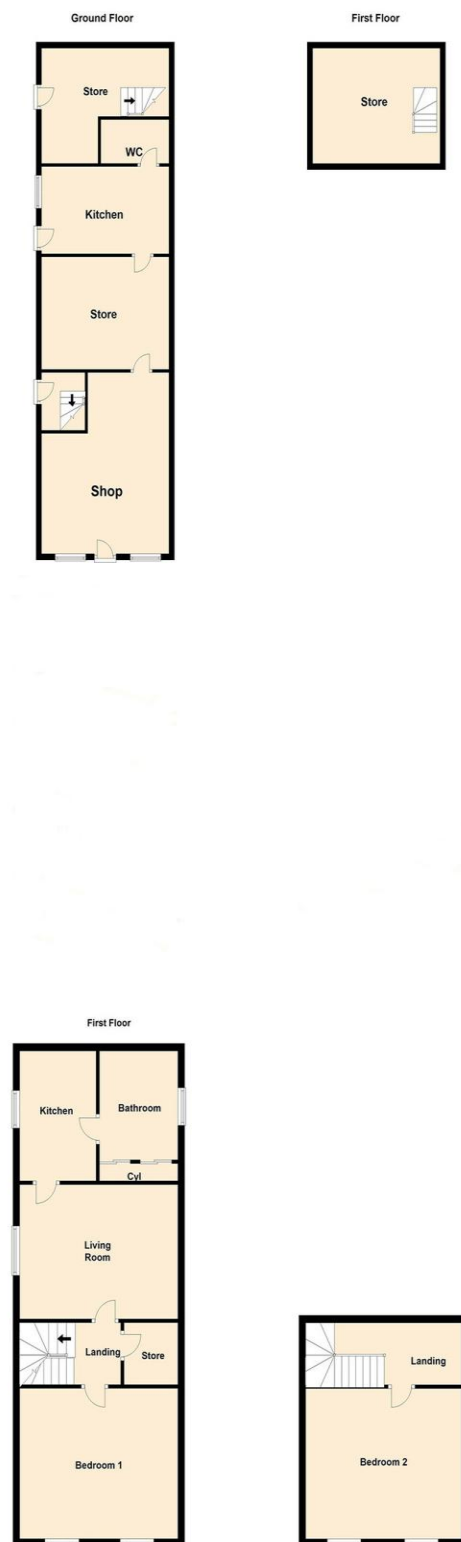
Useful rear yard area.

OUTGOINGS

The Valuation Office Website shows the Commercial Rateable Value of the Shop Area to be £4,700 and the Council Tax Banding of the Flat as Band A.

VIEWING

The property may be viewed strictly by appointment though the Auctioneers' Howden Office on 01430 432211.



METHOD OF SALE

****AUCTION POSTPONED **** - New date to be arranged.

TO BE OFFERED FOR SALE BY AUCTION IN DUE COURSE

AT THE WELLINGTON HOTEL, BRIDGEGATE, HOWDEN, DN14 7JG

CONDITIONS OF SALE

The Conditions of Sale relating to the property will be on deposit at the Howden Office of the Auctioneers and the Solicitors for 7 days prior to the auction for inspection by interested parties and will not be read out at the time of the auction sale.

The successful Purchaser will be required to sign the Contract on the evening of the auction and pay a 10% deposit with the balance of purchase monies being due on completion, which will be 28 days after the auction.

MONEY LAUNDERING REGULATIONS

To comply with the Money Laundering Regulations Act 2003 the successful Purchaser must provide, on the evening, formal identification in the form of one item of Indemnity Document (ie current Passport, current Driving Licence, Resident Permit or Revenue Tax Notification) together with one item of evidence of address (ie Utility bill, Local Authority Tax Bill for the current year, Bank Statement or Credit Card Statement with current address or recent Mortgage Statement with address).

SOLICITORS

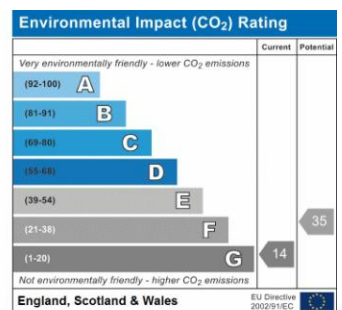
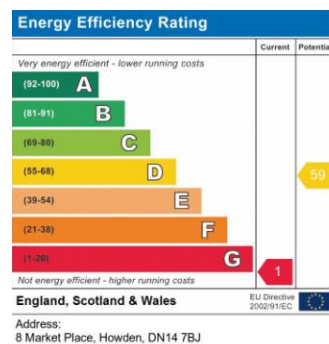
Messrs Symes Bains Broomer (Mr C V Broomer)
157 Boothferry Road, Goole, East Yorkshire, DN14 6AL
Tel: 01405 763853

FURTHER INFORMATION Any further information regarding this property may be obtained from the Auctioneers, 17 Market Place, Howden, East Yorkshire, DN14 7BL - Telephone No. 01430 432211

FLOOR PLANS These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPHS An Energy Performance Certificate is available to view at the Agents' Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs for the flat are shown.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements