

HULL

47 JAMESON STREET QUEENS HOUSE

PRIME CITY CENTRE SHOP WITH A2 CONSENT TO LET

LOCATION

Hull is East Yorkshire's principal city reportedly attracting 87% of its primary catchment and ranking 28th in the UK by shopper population.

Queens House a 133,705 sq ft (12,422 sq m) retail block located in the heart of Hull City Centre. Situated between the city's trio of covered shopping centres (St Stephens, Princes Quay and Prospect Centre), Queens House occupies one of the busiest pitches in the city.

Major tenants include **Barclays Bank**, **Dr Martens**, **EE**, **Virgin Money** and **TUI**

The subject property occupies a prominent position on pedestrianised Jameson Street between **Card Factory** and **Shoezone**, close to **McDonalds** and opposite **Specsavers** and **Lush**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

Ground Floor Sales	117.24 sq m	1,262 sq ft
--------------------	-------------	-------------

Nb. First and second floor ancillary accommodation can be provided if required.

RENT

£ 41,000 per annum exclusive of rates and service charge.

LEASE

The premises are offered on a new effectively FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.

SERVICE CHARGE

We understand the 2020/2021 budget is £ 1,557.27.



RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 37,750.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 18,837.25
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

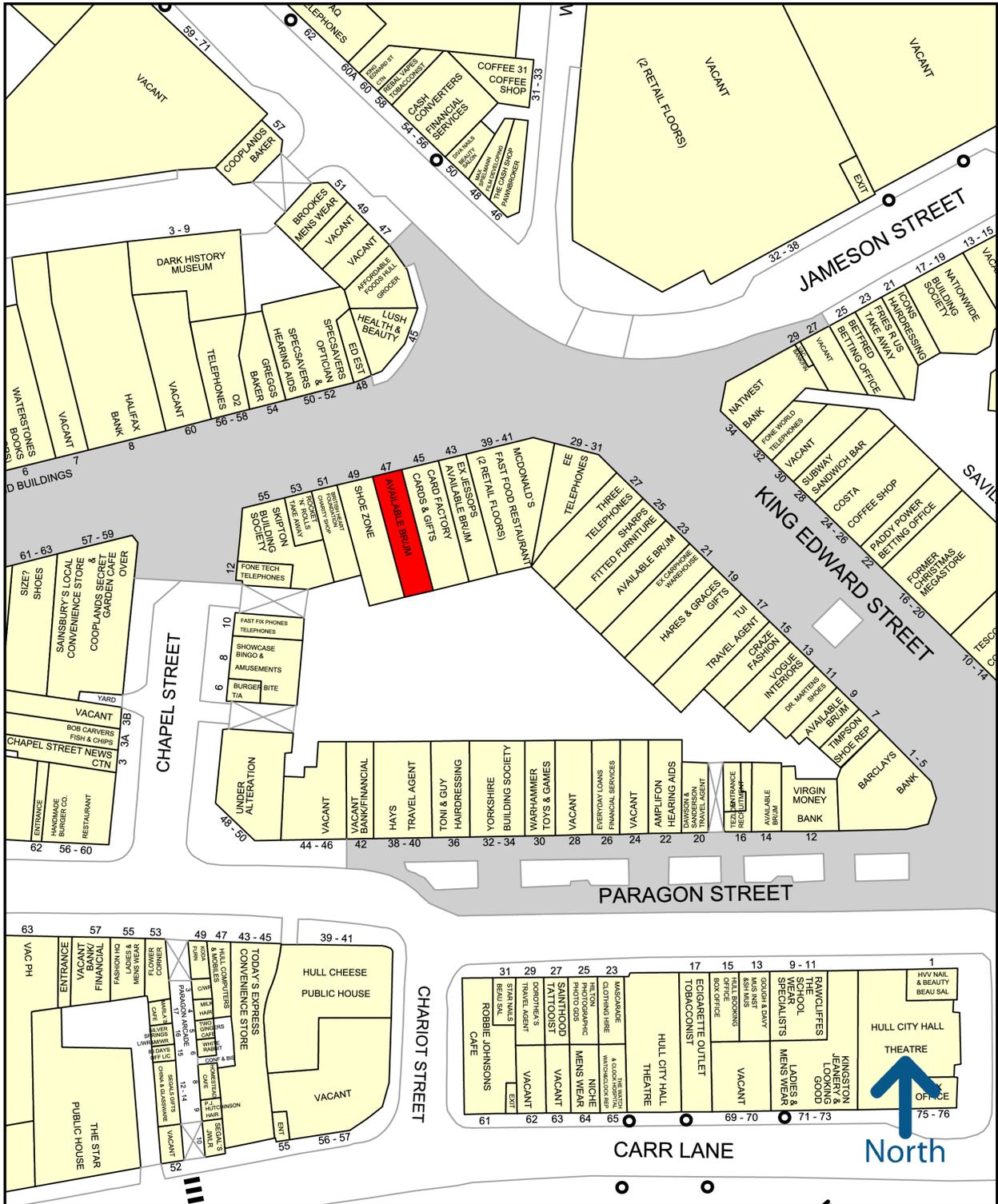
Jason Oddy D: 0113 383 3759
E: jason.odd@brassrow.co.uk

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

or our joint agents Jamieson Mills:

Richard Mills D: 020 3746 6883
E: rjm@jamiesonmills.com

SUBJECT TO CONTRACT



Experian Goad Plan Created: 23/07/2020
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011