

HULL

21 KING EDWARD STREET QUEENS HOUSE

PRIME CITY CENTRE SHOP

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 **McDonalds, Barclays Bank, EE, Virgin Money, Card Factory** and **GDK**.

The subject property occupies a central position on King Edward Street close to **Sharps, TUI Travel** and **Dr Martens**, opposite **Costa** and **Tesco Express**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

Ground Floor Sales	208.66 sq m	2,246 sq ft
First Floor Ancillary	134.24 sq m	1,445 sq ft
Second Floor Ancillary	22.67 sq m	244 sq ft

Nb There is potential to increase the Ground Floor Sales to over 3,000 sq ft by combining with 23 King Edward Street.

RENT

£35,000 per annum exclusive of rates and service charge.

LEASE

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



RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£27,750.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£13,847.25
Estimated Payable with Retail Relief	£ 3,461.81

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 other reliefs.

SERVICE CHARGE

We understand the 2023/2024 budget is £5,263.23.

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:

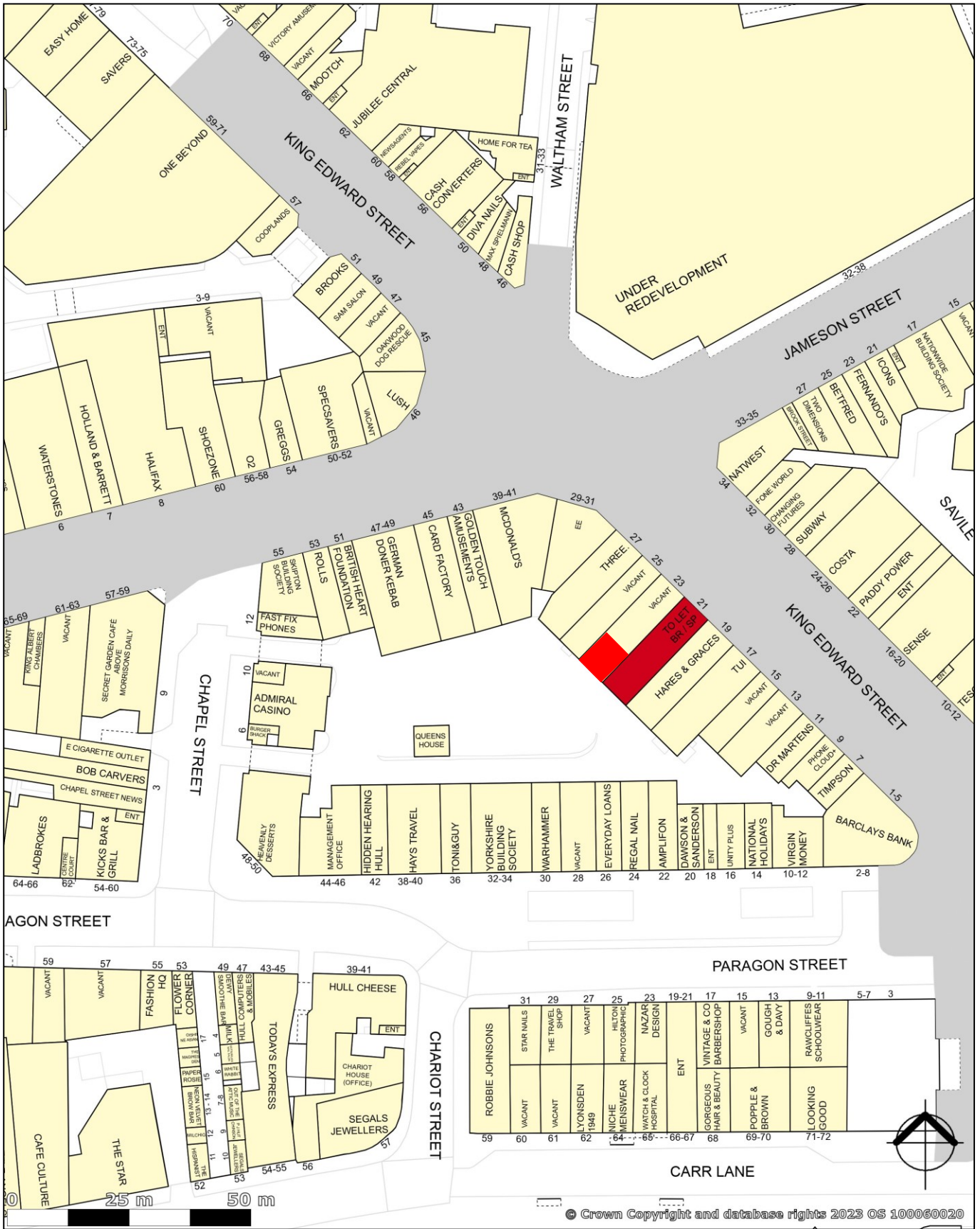
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SUBJECT TO CONTRACT & VACANT POSSESSION



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