

# HULL

## 43 JAMESON STREET QUEENS HOUSE

### PRIME CITY CENTRE SHOP TO LET

#### LOCATION

Hull is East Yorkshire's principal city reportedly attracting 87% of its primary catchment and ranking 28<sup>th</sup> 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, Shoezone, Dr Martens, EE, Virgin Money** and **TUI**

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

#### ACCOMMODATION

The premises comprise the following approximate net floor area:

Ground Floor Sales	120.59 sq m	1,298 sq ft
--------------------	-------------	-------------

#### RENT

£ 40,000 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 £ 1,535.97.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 35,250.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 17,589.75
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://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:

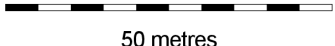
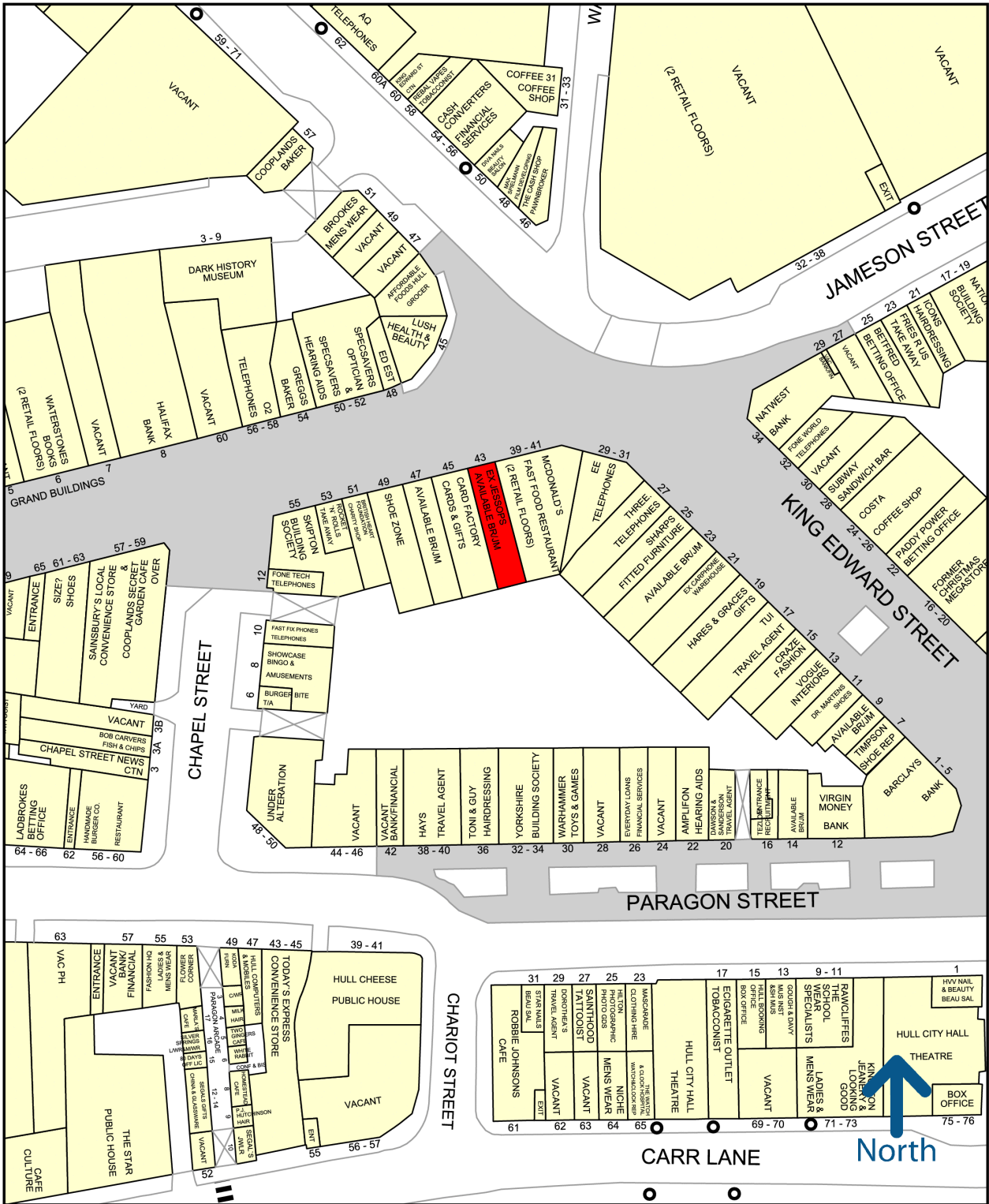
Jason Oddy D: 0113 383 3759  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

John Birtwistle D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

or our joint agents Jamieson Mills:

Richard Mills D: 020 3746 6883  
E: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)

**SUBJECT TO CONTRACT**



50 metres

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

**IMPORTANT NOTICE:** Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively; Subject to Contract and Availability.