

# HULL

## 1-5 KING EDWARD STREET QUEENS HOUSE

### FANTASTIC CORNER FOR RETAIL OR F&B

#### 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.

The premises occupy a fabulous landmark location within **Queens House**, a 133,705 sq ft (12,422 sq m) retail, food and beverage destination 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.

Nearby occupiers include **Caffe Nero, Ponto Lounge, Dr Martens, Virgin Money, TUI, McDonalds** and **Card Factory**.

#### ACCOMMODATION

The premises will comprise the following approximate net floor areas:

Ground Floor Sales	247.12 sq m	2660 sq ft
First Floor Sales/Anc	171.59 sq m	1847 sq ft

**Pavement Seating** is encouraged, subject to the usual consents.

#### RENT

£95,000 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.

#### SERVICE CHARGE

We are advised the 2024/2025 is £7,932.



#### RATES

We estimate the property will be assessed as follows:-

Rateable Value (April 2023)	£54,125.00
UBR (2025/2026)	55.5p

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 other reliefs.

#### 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

