

# HULL

## 36 PARAGON STREET QUEENS HOUSE

### CENTRAL CITY LOCATION



#### 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 **McDonalds, Barclays Bank, Three, Dr Martens, Card Factory** and **GDK**.

The subject property occupies a prominent position on close to **Warhammer, Hays Travel** and **Heavenly Desserts**.

#### ACCOMMODATION

The premises comprise the following approximate net floor areas:

Ground Floor Sales	123.56 sq m	1,330 sq ft
First Floor Ancillary	68.65 sq m	739 sq ft

#### RENT

£32,500 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 understand the 2024/2025 budget is £3,638.94.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£25,500.00
UBR (2025/2026)	49.9p

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

