

# To Let



## Hull

Unit 51 Jameson Street, Queens House

Ground Floor: 933 sq ft (86.7 sq m)

Rent on Application

---

**Location & Description:**

- Hull is East Yorkshire's principal city reportedly attracting 87% of its primary catchment.
  - Queens House is a 133,705 sq ft (12,422 sq m) retail block located in the heart of Hull city centre.
  - Major tenants include McDonalds, Barclays Bank, Virgin Money, Card Factory and GDK.
  - The subject property occupies a prominent position on Jameson Street close to Skipton Building Society, Greggs, O2 and Specsavers.
- 

**Demise:**

Ground Floor 933 sq ft (86.7 sq m)

First Floor 546 sq ft (50.7 sq m)

Second Floor 142 sq ft (13.2 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term of years to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £2,769.31.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £23,000.

**Date Prepared:**

March 2025

**Contact Us:**

**Steve Henderson**

07870 999618

steveh@barkerproudlove.co.uk

**Jack Deakin**

07591 835782

jack@barkerproudlove.co.uk

**Joint Agent:**

**Brassington Rowan**

**Jason Oddy**

07718 159671

jo@brassrow.co.uk

**John Birtwistle**

07711 646990

jb@brassrow.co.uk



**0113 388 4848**



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.