

To Let



Hull

Unit 53 Jameson Street, Queens House

Ground Floor: 394 sq ft (36.6 sq m)

Rent: £18,000 pax

Subject to Vacant Possession

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 394 sq ft (36.6 sq m)

Rent:

£18,000 per annum exclusive.

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 £673.11.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £14,250.

Date Prepared:

April 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Steve Henderson

07870 999618

steveh@barkerproudlove.co.uk

Joint Agent:

Brassington Rowan

Jason Oddy

07718 159671

jo@brassrow.co.uk

John Birtwistle

0711 646990

jb@brassrow.co.uk

