

Leeds Office: 0113 388 4848

# To Let



# Hull

Unit 25 King Edward Street, Queens House

Ground Floor: 1,267 sq ft (117.7 sq m)

Rent on Application



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# **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 central position on King Edward Street close to TUI Travel and Dr Martens, opposite Costa and Tesco Express.

#### Demise:

Ground Floor 1,267 sq ft (117.7 sq m) First Floor 521 sq ft (48.4 sq m) Second Floor 209 sq ft (19.4 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 £3,411.67.

### EPC:

Available upon request.

#### **Legal and Professional Fees:**

Each party to bear their own costs.

## **Rating Assessment:**

Rateable Value (April 2023) - £17,000.

#### **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

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