

Leeds Office: 0113 388 4848

# To Let



### Hull Unit 15 King Edward Street, Queens House

Ground Floor: 963 sq ft (89.5 sq m) Rent: £22,500 pax

## Barker Proudlove

#### 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 963 sq ft (89.5 sq m) First Floor 534 sq ft (49.6 sq m)

#### Rent:

£22,500 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 £2,632.91. **EPC:** 

#### Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £16,750. Date Prepared:

May 2025

#### **Contact Us:**

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