

# To Let



## Hull

Unit 15 King Edward Street, Queens House

Ground Floor: 963 sq ft (89.5 sq m)

Rent: £22,500 pax

---

**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:**

**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

