

Leeds Office: 0113 388 4848

To Let



Hull Unit 13 King Edward Street, Queens House

Total Area: 1,720 sq ft (159.8 sq m) Rent: £25,000 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 1,720 sq ft (159.8 sq m)

Rent:

£25,000 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 £3,025.12.

EPC.

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £20,250. Date Prepared:

. May 2025

Contact Us:

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Joint Agent:

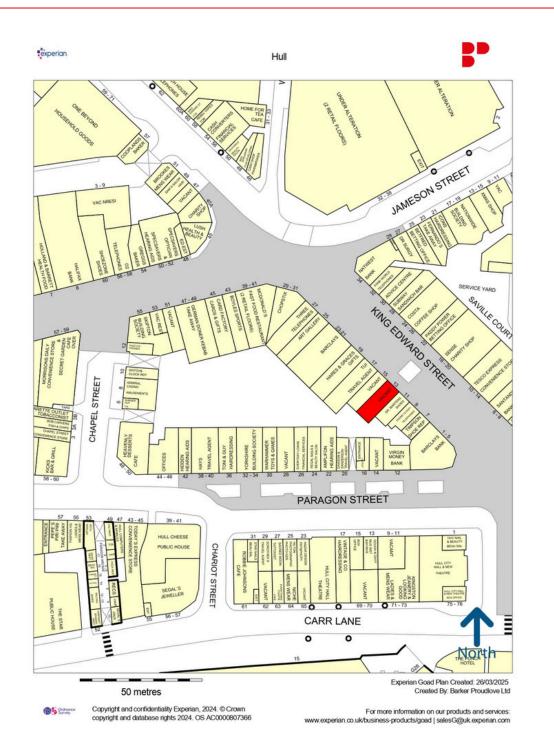
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