

To Let



Hull

Unit 13 King Edward Street, Queens House

Total Area: 1,720 sq ft (159.8 sq m)

Rent: £25,000 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.
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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

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:

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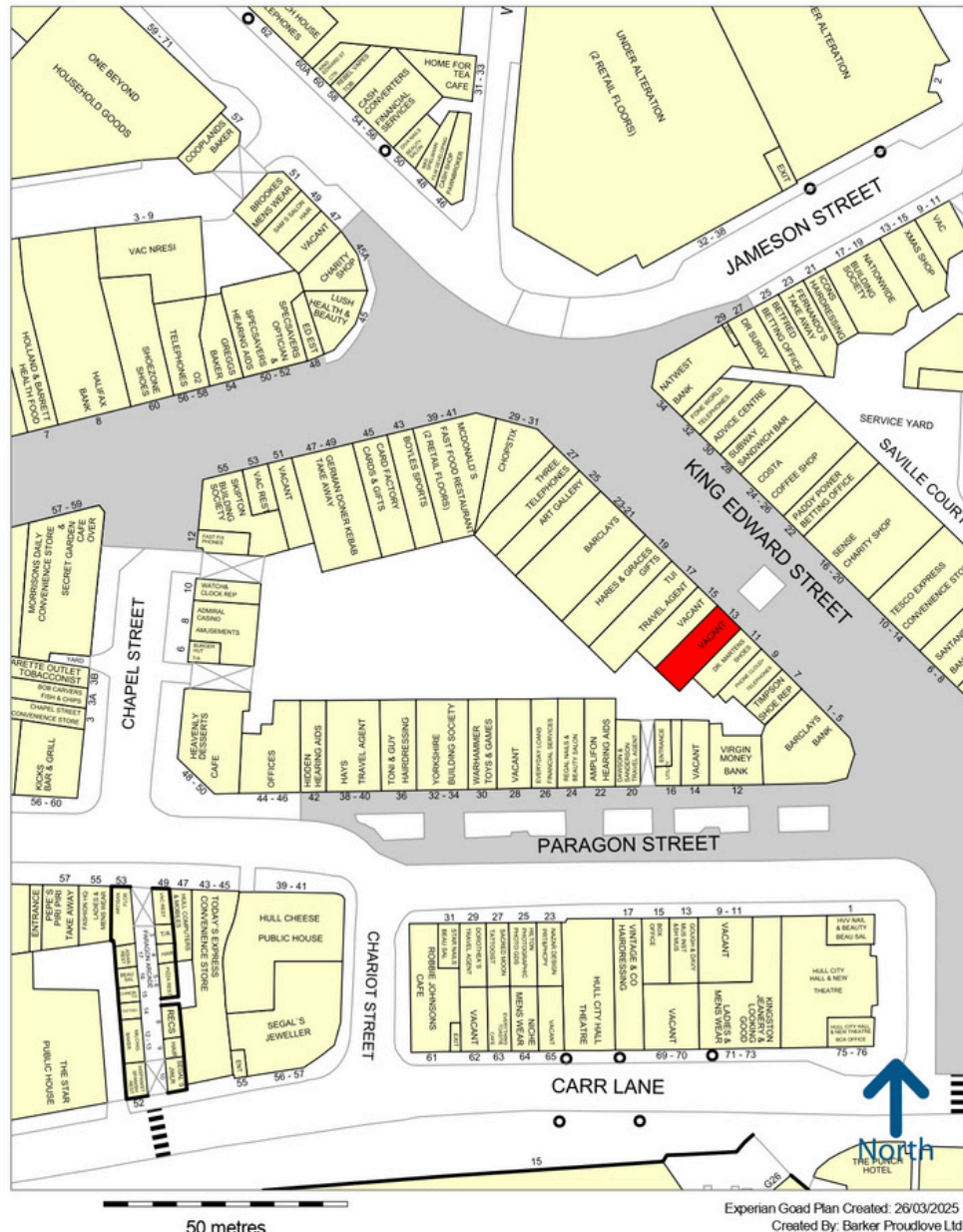
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Hull



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