

To Let



Hull

Unit 28, Paragon Street, Queens House

Ground Floor: 1,208 sq ft (112.2 sq m)

Rent: £30,000 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 Paragon Street with nearby occupiers such as Warhammer, The Yorkshire Building Society and sits opposite the Hull City Hall Theatre.

Demise:

Ground Floor 1,208 sq ft (112.2 sq m)

First Floor 1,469 sq ft (136.5 sq m)

Rent:

£30,000 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 £4,708.29.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £24,500.

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.

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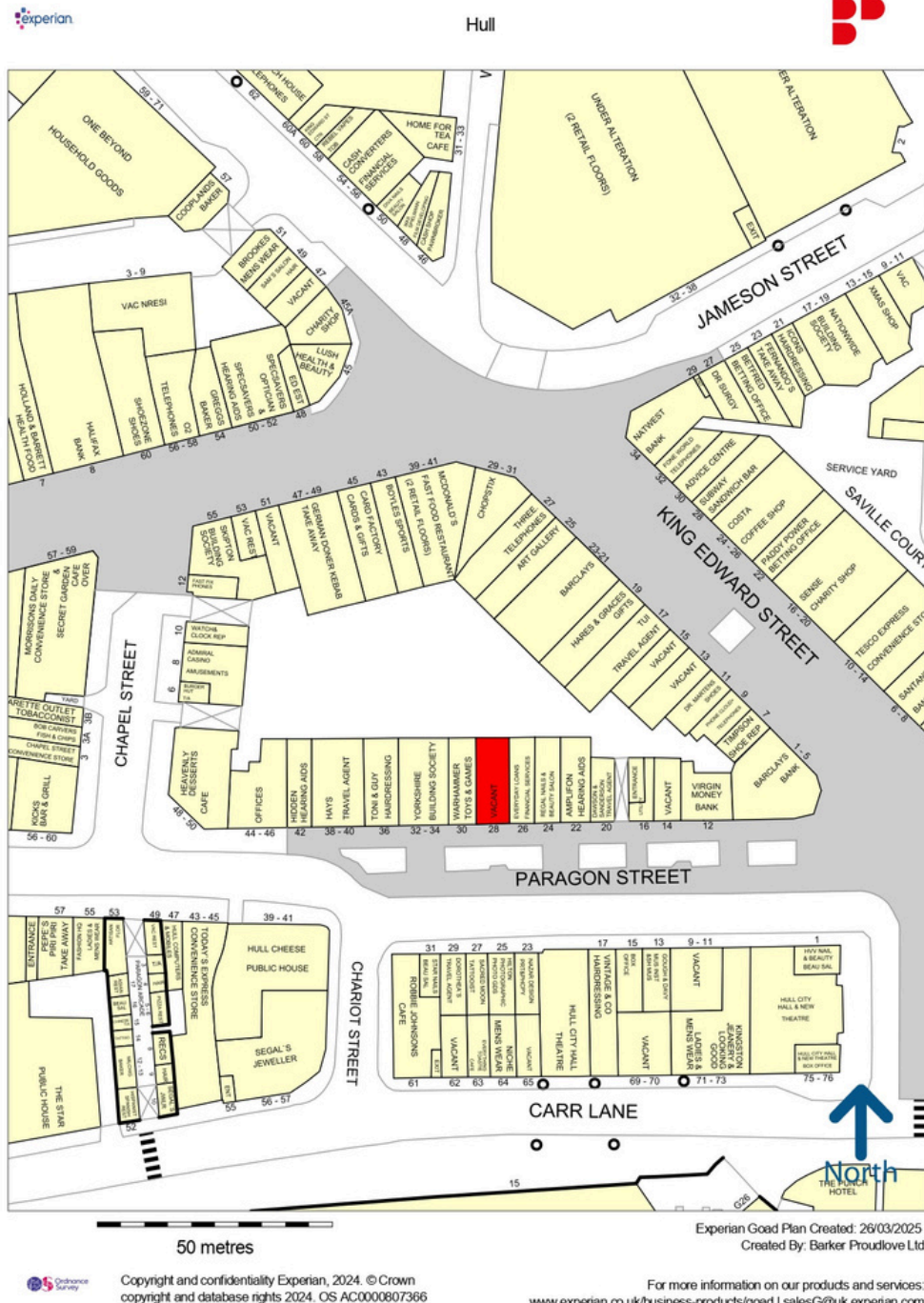
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