

# TO LET

OPTIONAL GROUND FLOOR ONLY  
OR 2 FLOORS

Unit 28

1,208 sq.ft

(112.2 sq.m)

RHAMMER

To Let

evlo

www.evlo.co.uk

**M** UNIT 28

Paragon Street  
Queens House, Hull  
HU1 3ND

Occupiers Include



# QUEENS HOUSE

UNIT 28

## LOCATION

Queens House is a prominent, landmark block in the heart of Hull city centre, located in between the city's trio of covered shopping centres (Princes Quay, Prospect Centre and St Stephen's). With frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street, Queens House is one of the busiest and most prominent pitches in the city with major tenants including McDonalds, Barclays, Card Factory, GDK, Card Factory and Hays Travel.

## DESCRIPTION

The subject property occupies a central position on Paragon Street adjacent to Warhammer and close to Virgin Money, Dawson & Sanderson and Yorkshire Building Society.

## UNIT SIZE

The premises are available either as a ground floor unit or across both ground and first floors.  
Ground Floor - 1,208 sq.ft (112.2 sq.m).  
First Floor - 1,469 sq.ft (136.5 sq.m).  
Total Area - 2,677 sq.ft (248.7 sq.m).

## RENT

Price on application.

## RATEABLE VALUE

Rateable Value (April 2026) - £26,500. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: TBC.  
Insurance: TBC.

## ENERGY PERFORMANCE

Rating: C. Further information available upon request.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in



39

Retail Units On-Site



133,705 sq.ft

Total Area



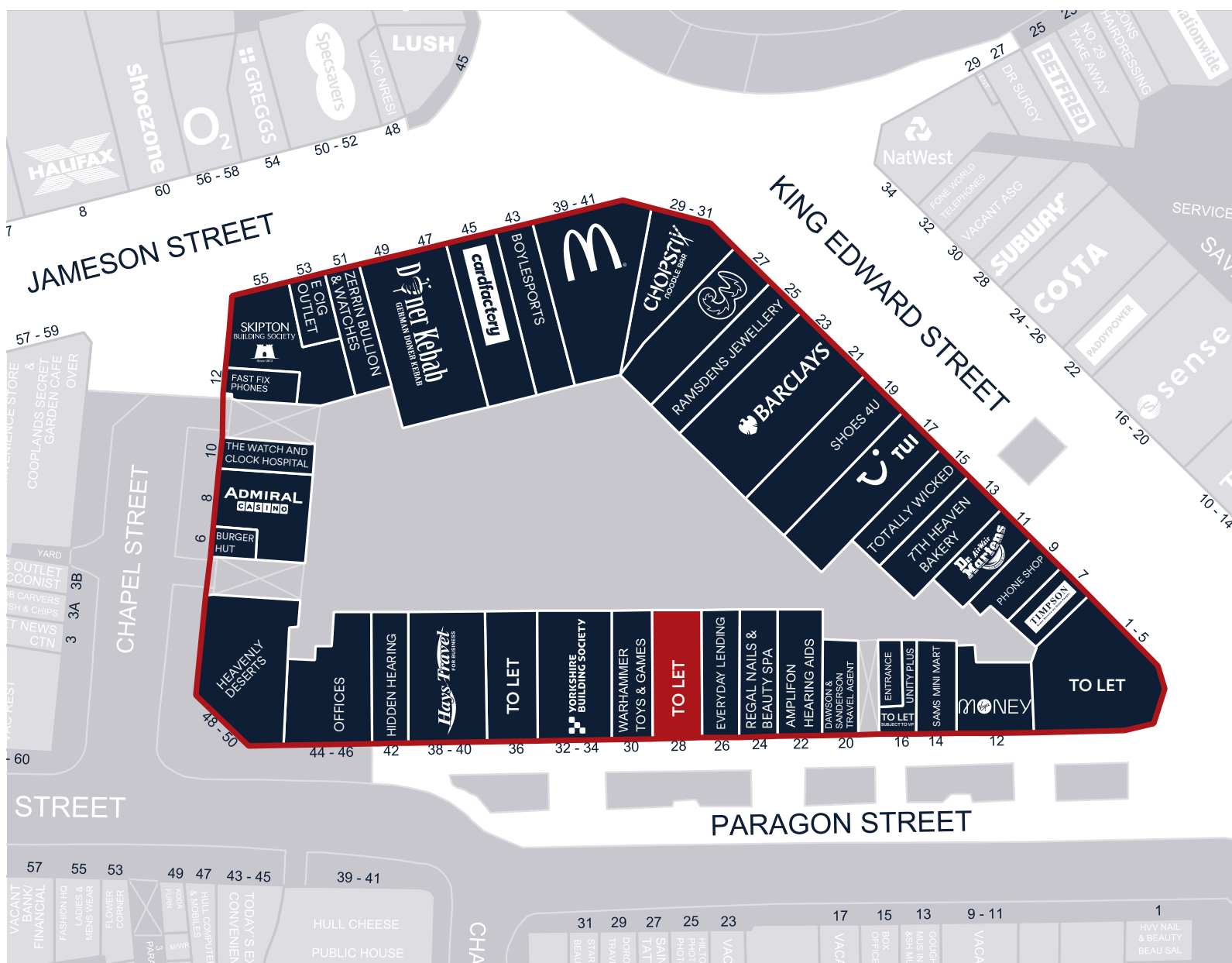
What Three Words  
rods.choice.drunk

# QUEENS HOUSE

# SITE PLAN



**Tom Percy**  
 020 7233 5255  
 07385 668 043  
 TPercy@lcpproperties.co.uk



**Viewing**  
 Strictly via prior appointment  
 with the appointed agents:



**Steve Henderson**  
 0113 388 4848  
 07870 999618  
 steveh@barkerproudlove.co.uk



**Richard Webster**  
 07739 680472  
 rw@newswebster.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.