

To Let



Hull

Unit 14, Paragon Street, Queens House

Ground Floor: 710 sq ft (66 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 prominent position on Paragon Street with nearby occupiers including Warhammer, Yorkshire Building Society and sits opposite Hull City Hall Theatre.
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Demise:

Ground Floor 710 sq ft (66 sq m)

First Floor 538 sq ft (50 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 £2,194.97.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £16,250.

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.

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