

Leeds Office: 0113 388 4848

# To Let



Hull

Unit 14, Paragon Street, Queens House

Ground Floor: 710 sq ft (66 sq m)

Rent: £22,500 pax



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## **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.

#### 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.

#### **Contact Us:**

#### **Steve Henderson**

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#### **Joint Agent:**

Brassington Rowan Jason Oddy 07718 159671 jo@brassrow.co.uk

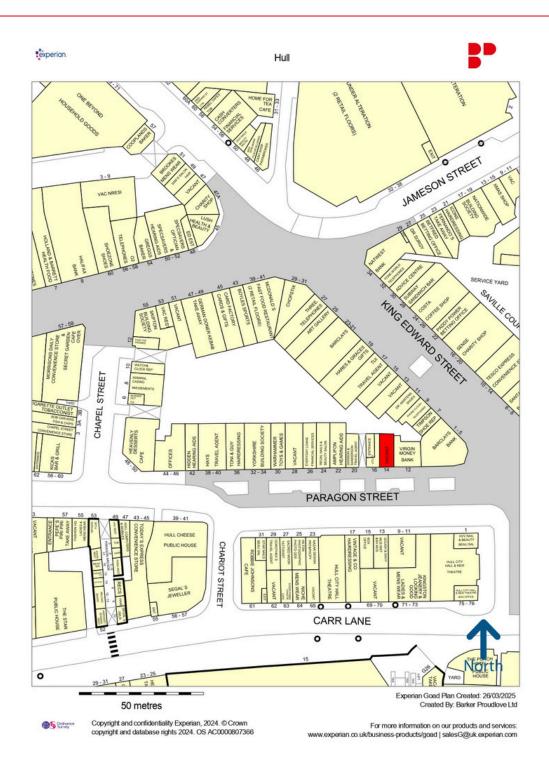
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