

To Let

Prime Retail/F&B Opportunity

Available due to Relocation



Hull

Units 1-5 King Edward Street, Queens House

Total Area: 2,660 sq ft (247 sq m)

Rent: £95,000 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 prominent position on King Edward Street close to Virgin Money, TUI Travel, Dr Martens and sits opposite Costa Coffee and Tesco Express.

Demise:

Ground Floor 2,660 sq ft (247 sq m)

First Floor 1,847 sq ft (171.6 sq m)

Rent:

£95,000 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 £8,000.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £54,125.

Date Prepared:

March 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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