

# To Let



## Hull

Unit 36, Paragon Street, Queens House

Ground Floor: 1,330 sq ft (123.56 sq m)

Rent: £32,500 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 central position on Paragon Street with nearby occupiers such as Warhammer, The Yorkshire Building Society and sits opposite the Hull City Hall Theatre.

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**Demise:**

Ground Floor 1,330 sq ft (123.56 sq m)

First Floor 739 sq ft (68.65 sq m)

**Rent:**

£32,500 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 £3,638.94.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £25,500.

**Date Prepared:**

June 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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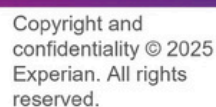
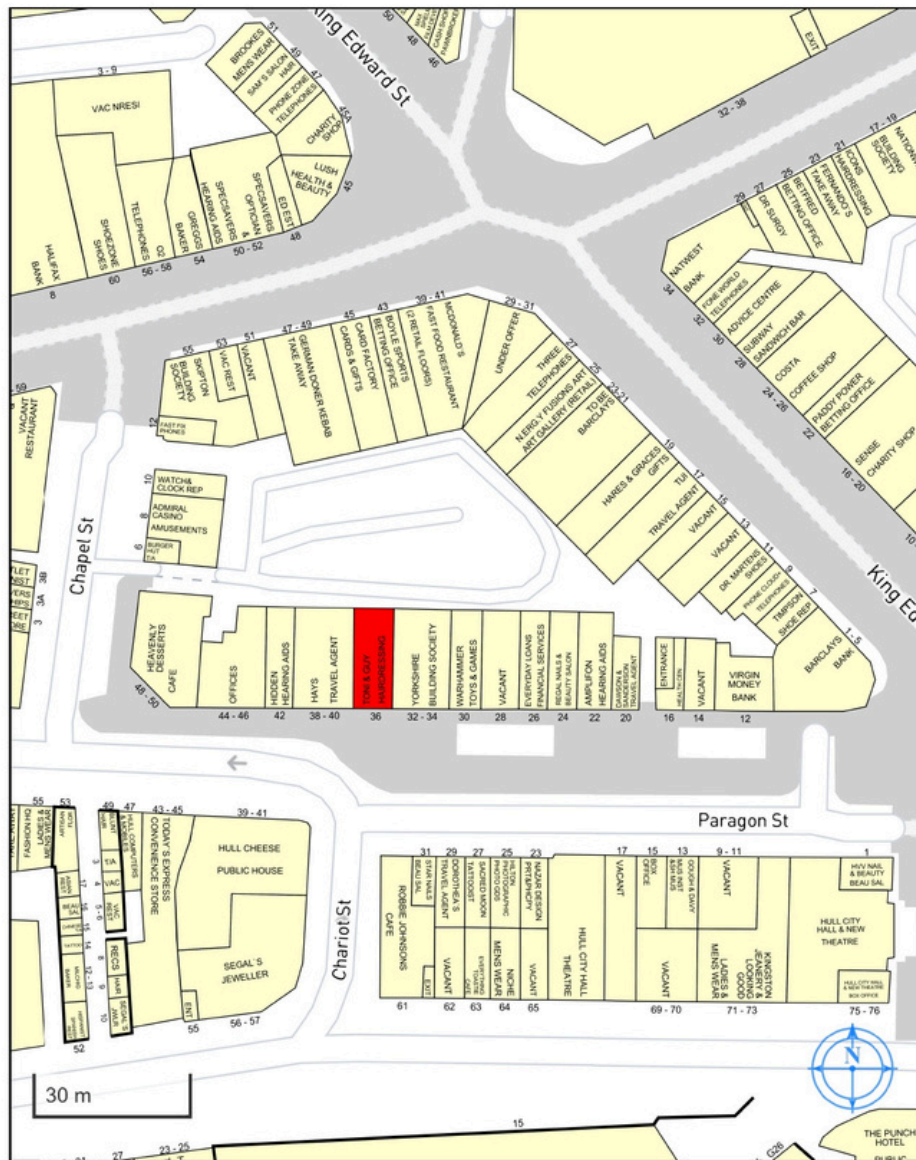




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