



**TO LET - SUBJECT TO VP**

**MI** UNIT 27

27 King Edward St  
Queens House, Hull  
HU1 3JA

Occupiers Include



# QUEENS HOUSE

UNIT 27

## 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 unit is in a prime position adjacent to Chopstix and Ramsdens on the corner of King Edward Street and Jameson Street, with other occupiers in the immediate vicinity including McDonalds, German Doner Kebab, Subway and Costa.

## UNIT SIZE

Ground Floor: 1,651 sq.ft (153.4 sq.m).  
First Floor: 776 sq.ft (72.1 sq.m).  
Total Area: 2,427 sq.ft (225.5 sq.m).

## RENT

POA.

## BUSINESS RATES

Rateable Value: £25,750. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: £2,547.76 + VAT.  
Insurance: £407.64 + VAT.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

It is the ingoing 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 connection with the granting of a lease.

## VAT

VAT at the prevailing rate is payable on all sums due to the landlord.



41

Retail Units On-Site



99,954 sq.ft

Total Area



What Three Words  
bats.since.dame

# QUEENS HOUSE

# SITE PLAN



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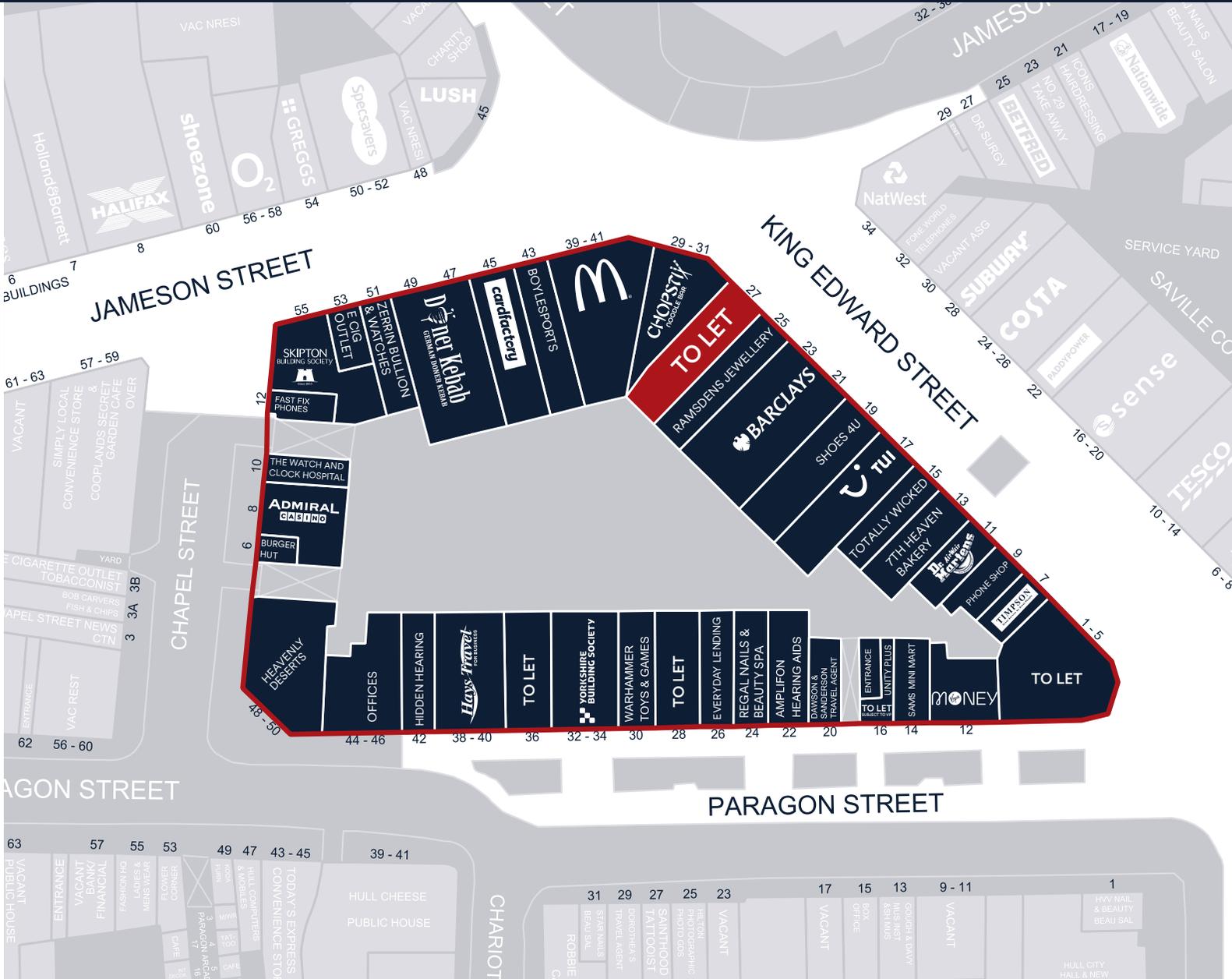
**Viewing**  
 Strictly via prior appointment  
 with the appointed agents



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