



**TO LET**  
THREE STORY RETAIL UNIT  
Unit 27  
3,135 sq.ft  
(291.2 sq.m)



**UNIT 27**

King Edward Street  
Queens House, Hull  
HU1 3ND

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

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,716	163.6
First Floor	991	92
Second Floor	428	39.7
<b>TOTAL</b>	<b>3,135</b>	<b>291.2</b>

### RENT

Price on application.

### RATEABLE VALUE

Rateable Value (April 2026) - £25,750. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

### SERVICES

All mains services are available.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### SERVICE CHARGE & INSURANCE

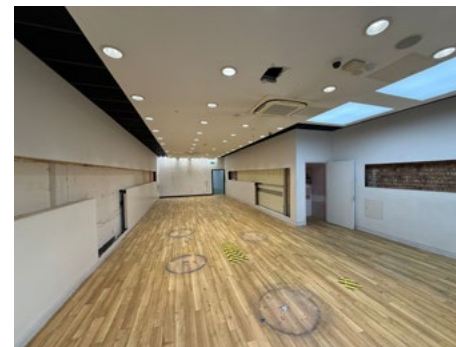
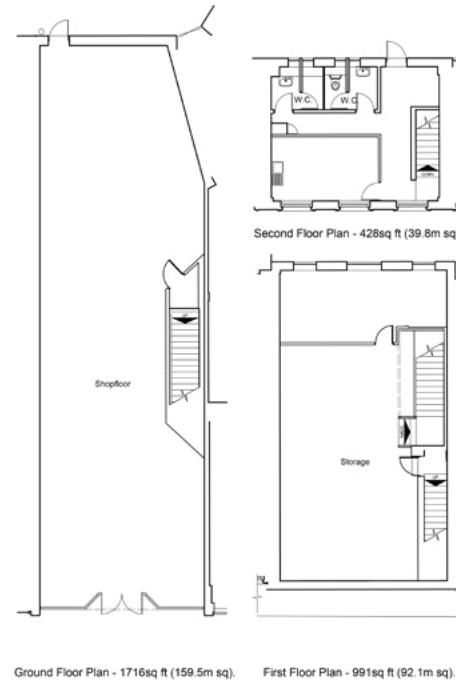
Service Charge: £2,547.76 + VAT..  
Insurance: £407.64 + VAT.

### 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.



39

Retail Units On-Site



133,705 sq.ft

Total Area



What Three Words  
rods.choice.drunk

