

# TO LET

## 1,336 sq.ft

(124 sq.m)

GF: 778 sq.ft (72.2 sq.m)

FF: 558 sq.ft (51.8 sq.m)



**M** UNIT 11

King Edward Street  
Queens House, Hull  
HU1 3ND

Occupiers Include



# QUEENS HOUSE

## UNIT 11

### 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 property is located in a prime city centre location on King Edward Street, close to Timpson, TUI and Barclays.

### UNIT SIZE

Ground Floor - 778 sq.ft (72.2 sq.m)  
First Floor - 558 sq.ft (51.8 sq.m)  
Total Area - 1,336 sq.ft (124 sq.m)

### RENT

£20,000 per annum.

### RATEABLE VALUE

Rateable Value (April 2026) - £19,500. 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.

### SERVICE CHARGE & INSURANCE

Service Charge: £3,028 per annum  
Insurance: TBC

### 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.



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Retail Units On-Site



133,705 sq.ft

Total Area



What Three Words  
rods.choice.drunk

