



## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 43 24 Prospect Centre, Hull



**Rent: £28,000 PA**

**Area**

1,185 Sq ft / 110 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The Prospect Shopping Centre is one of the principal shopping destinations in Hull, providing 222,000 sq ft of covered retail accommodation. The scheme attracts over 6 million visitors per year and has over 40 stores let to the likes of WH Smith, Evans, Yours, Pep & Co, Clintons, Poundland and Game. The scheme also has a 250 space car park.

The subject premises occupy a prominent position opposite the soon to be opened B&M and adjacent to Tiger Leisure (Hull City FC shop) with Bodycare, Perfume Shop, Game and Yours all in close proximity.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1185	110.09
First Floor Ancillary	825	76.65

**Rent:**

We are seeking rental offers in the order of £28,000 per annum exclusive.

**Tenure:**

The premises are available by way of new effectively full repairing and insuring lease for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £22,500

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £8,986.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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