



HIGH STREET PROPERTY / CLASS A1

59-71 King Edward Street, Hull



**TO
LET**

Rent: On application

Ground Floor Area

12,587 Sq ft / 1,169 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan News

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Location:

Hull is a city in East Yorkshire with an estimated residential population of 257,710. It is the dominant shopping destination within the region and with 3 major shopping centres (St Stephen's, Princes Quay and The Prospect Centre) plus a number of vibrant high streets including King Edward Street.

The premises are located in a busy high street location, adjacent to Savers and in close proximity to Home Bargains, Pep & Co, Greggs, Lush and Cooplands.

Demise:	Sq Ft	Sq M
Ground Floor	12587	1169.4
First Floor	13292	1234.9

Rent:

Upon application.

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £234,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

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 businesses, and 51.2p for all other businesses.

Service Charge:

Details are available upon request.

EPC:

Energy Performance Asset Rating - D

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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