



SHOPPING CENTRE PROPERTY / CLASS A1

Unit 23 44 Prospect Centre, Hull



**TO
LET**

Rent: £32,500 PA

Ground Floor Area

1,293 Sq ft / 120 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The Prospect shopping centre is located in the heart of Hull City centre and comprises approximately 250,000 sq.ft. of retail space. The covered centre has over 40 stores with retailers including Boots, WH Smith, Yours, Pep & Co, Bodycare, Poundland and Game.

The scheme also benefits from a 250 space car park.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1293	120.12
First Floor Ancillary	1224	113.71

Rent:

We are seeking rental offers in the order of £32,500 per annum exclusive.

Tenure:

Subject to securing Vacant Possession the unit is offered on a new full repairing and insuring lease, for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £20,250.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £10,487.

EPC:

Energy Performance Asset Rating - E

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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