



SHOPPING CENTRE PROPERTY / CLASS A2

Unit 46 21 Prospect Centre, Hull



Rent: £32,500 PA

Ground Floor Area

1,556 Sq ft / 145 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jonathan Newns

Mob: 07796 686469

Email: jonathan@barkerproudlove.co.uk

Jackson Criss

Richard Webster

Tel: 0113 819 8998

Mob: 07739 680 472

Email: richardw@jacksoncriss.co.uk

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 soon to be opened B&M, 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	1556	144.56
First Floor Ancillary	1038	96.43

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 £21,250.

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 £9,511.

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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