



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 45 22 Prospect Centre, Hull



Rent: £24,500 PA

Area

1,301 Sq ft / 121 Sq M

**TO
LET**

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 soon to be opened B&M, WH Smith, Yours, Pep & Co, Poundland and Game.

The scheme also benefits from a 250 space car park.

Demise:	Sq Ft	Sq M
Ground Floor	1801	167.32
First Floor	801	74.42

Rent:

We are seeking rental offers in the order of £24,500 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 £15,000.

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:

The on-account service charge for the year 2020 stands at approximately £7,707.

EPC:

Energy Performance Asset Rating - Available on request

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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