

Unit 2 King Albert Chambers,
Jameson Street, Hull, HU1 1JF

TO LET

Prime High Street Unit

Ground floor retail unit with basement
storage

Ground floor retail space
123.0 sq m (1,320 sq ft)

Prominent city centre location

Located on the popular pedestrianised
Jameson Street

Nearby occupiers include Lloyds Bank,
Slaters Menswear, HSBC, Waterstones &
Halifax

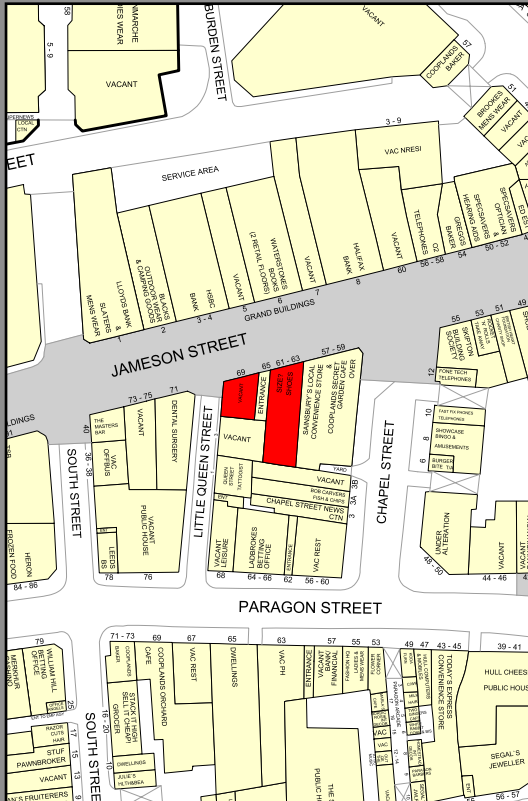
Rent on Application

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The subject property is located in the heart of Hull's central retail offering. Jameson Street is the main pedestrianised thoroughfare connecting St Stephens Shopping Centre and Hull's Transport Interchange to the west with the Prospect Shopping Centre to the north and the historic Old Town to the East.

Nearby occupiers include Lloyds Bank, Slaters Menswear, HSBC, Waterstones & Halifax.

DESCRIPTION

The property forms part of the impressive Grade II listed King Albert Chambers development on Jameson Street. The larger property comprises two ground floor and basement retail units with residential apartments to the upper floors, which are accessed via a central atrium.

Unit 2 provides an open plan ground floor retail facility with access to a storage basement via the rear.

ACCOMMODATION

Ground Floor	123.0 sq m	(1,320 sq ft)
Basement	89.1 sq m	(959 sq ft)
Total Accommodation	212.1 sq m	(2,279 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £33,250 effective April 2017.

Interested parties are advised to enquire with the local authority to confirm the rates payable.

ENERGY PERFORMANCE CERTIFICATE: Awaiting Confirmation

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or joint Agents Rees Denton 0113 207 1297

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6487**

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