

21 King Edward Street,
Hull, HU1 3RL

TO LET

Sales area 209 sq m (2,246 sq ft)

Frontage sales width 6.4m (21ft)

Total area including upper parts
365.5 sq m (3,934 sq ft)

Prime pedestrianised pitch

Nearby occupiers include Costa,
McDonalds, Three and Dr Martens

Rent - £35,000 p.a.exc.

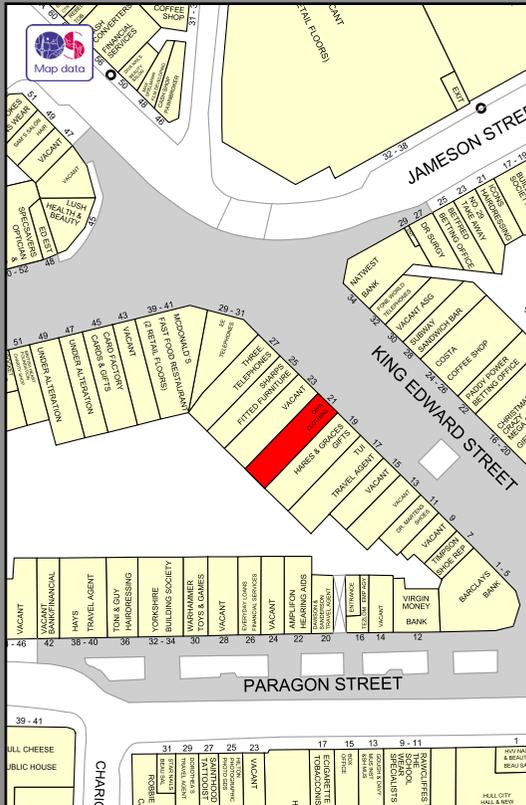


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The shop unit occupies a prominent position on King Edward Street a prime retail location within Hull City Centre linking Queen Victoria Square to Jameson Street and Hull's Transport Interchange.

Redevelopment of the nearby former BHS, Co-op and adjacent car park is to occur with demolition underway.

The property is shown in red on the Goad plan.

DESCRIPTION

The mid-terrace retail unit forms part of an established parade with ancillary accommodation primarily above with a rear service yard for loading/unloading. The main sales retains slat wall boarding, tiled flooring, a suspended ceiling with integrated lighting and an AC unit. An anodised aluminium shop front provides a full height display window with recessed central double doors secured via an electric security shutter.

ACCOMMODATION

Ground floor	208.66 sq m	(2,246 sq ft) - disregarding partitioning
First floor	134.24 sq m	(1,445 sq ft)
Second floor	22.67 sq m	(244 sq ft)
Total Area	365.5 sq m	(3,934 sq ft)

RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £54,500.

DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £35,000 p.a.exc. A service charge is payable with the property forming part of the Queens House development.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing 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 Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302 at Scotts or joint agent Brassington Rowan 01133 833759 (ref: Jason Oddy jason.oddy@brassrow.co.uk).

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