

28 Paragon Street,  
Hull, HU1 3ND

# TO LET

Sales area  
112.2 sq m (1,208 sq ft)

Total area including upper parts  
248.7 sq m (2,677 sq ft)

Established city centre pitch  
opposite the City Hall

Nearby occupiers inc. Amplifon,  
Toni & Guy, Yorkshire Building  
Society and Barclays Bank

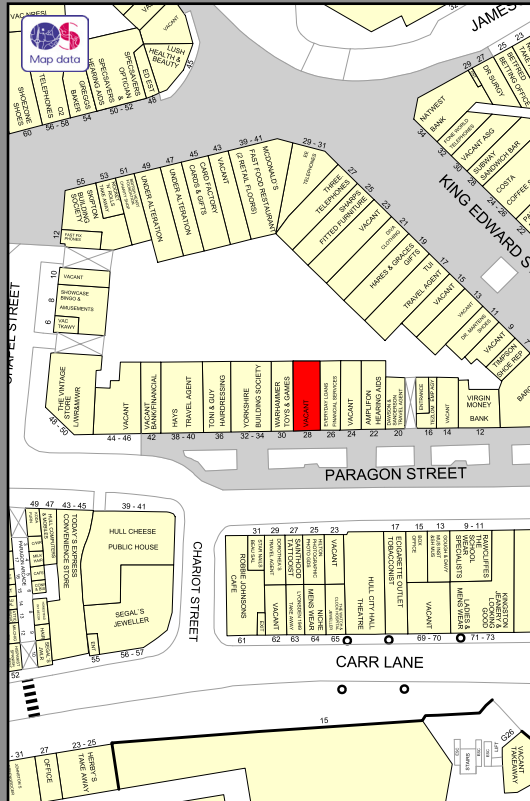
Rent £30,000 p.a.exc.

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The shop occupies a prominent position on Paragon Street a prime retail location within Hull City Centre linking to Queen Victoria Square and running parallel to Jameson Street. The street is conveniently positioned for all central area amenities and the transport interchange.

The property is shown red on the Goad plan.

## DESCRIPTION

The mid-terrace retail unit forms part of an established parade with ancillary accommodation and a rear yard for loading/unloading.

The main sales area is ready for refitting to suit an incoming party's trading format.

## ACCOMMODATION

Ground Floor	112.2 sq m	(1,208 sq ft)
First floor	136.5 sq m	(1,469 sq ft)
<b>Total Area</b>	<b>248.7 sq m</b>	<b>(2,677 sq ft)</b>

## RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £22,750.

## DISPOSAL TERMS

The accommodation is offered To Let on typical commercial terms at a Guide Rent of £30,000 per annum exc. A service charge is payable with the property forming part of the Queens House development.

## ENERGY PERFORMANCE RATING: C (75)

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

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