

48 - 50 Paragon Street,
Hull, HU1 3ND

TO LET

Sales Area 186.6 sq m (2,008 sq ft)

Total area including upper parts
360.0 sq m (3,875 sq ft)

Frontage onto Paragon Street and
Chapel Street

Offers retail or food & beverage
opportunity

Nearby occupiers include
Cooplands Secret Garden Cafe,
German Doner Kebab and the
Paragon Arcade

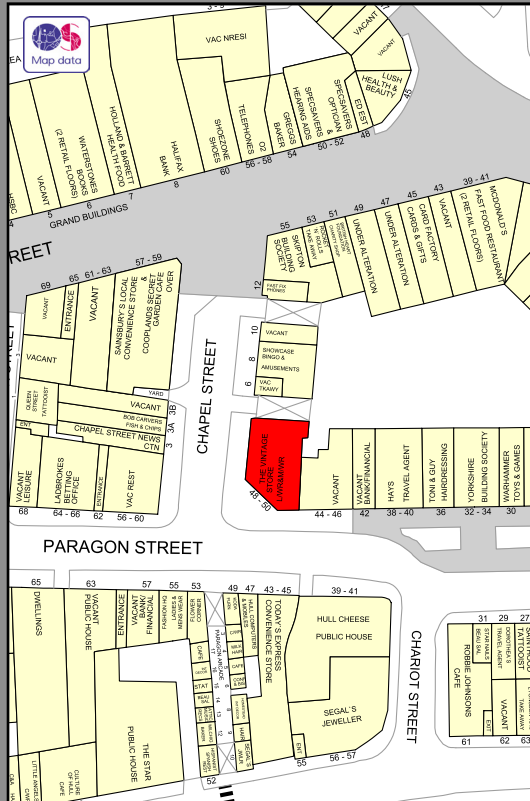
Rent - £32,000 p.a.exc.

Scotts
01482 325634



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LOCATION

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

Chapel Street provides a link between Jameson Street and Carr Lane via Paragon Arcade.

The property is shown in red on the Goad plan.

DESCRIPTION

The corner terrace property forms part of an established parade with ancillary accommodation provided above with a rear service yard for loading/unloading.

The main sales area has been white boxed. The first floor offers further trading / dining potential with good natural light.

The property is open and bright and is considered ideal for a food & beverage operator, subject to obtaining any necessary consents.

ACCOMMODATION

Ground Floor Sales	186.6 sq m	(2,008 sq ft)
First Floor	155.5 sq m	(1,673 sq ft)
Basement	18.2 sq m	(255 sq ft)
Total area	360 sq m	(3,875 sq ft)

RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £46,500.

DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £32,500 p.a.exc. A service charge is payable with the property forming part of the Queens House development.

ENERGY PERFORMANCE RATING: D (96)

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 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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