

Unit 2, Grand Buildings

Jameson Street, Hull, HU1 3JX



City centre retail unit - Ground floor sales 201 sq m (2,164 sq ft) / Total area 217.4 sq m (2,340 sq ft)

Prime pedestrianised pitch between Lloyd Bank , Slaters Menswear and HSBC.

Available immediately on new full repairing and insuring terms

Guide Rent £40,000 p.a.exclusive

Scotts
01482 325634

Unit 2, Grand Buildings

Jameson Street, Hull, HU1 3JX

City Centre Retail Unit To Let

Location

The subject property is located on the north side of Jameson Street in Hull City Centre, a prime pedestrianised retail pitch between Lloyds Bank and HSBC - see goad.

The property has nearby links to the transport interchange, Prospect Centre and the St Stephens Shopping Centre. Other national occupiers along Jameson Street include Waterstones, Halifax, Holland and Barrett, Specsavers, Greggs, TSB and McDonald's.

Description

The premises form part of Grand Buildings, a terrace of nine modern retail units. The unit has a regular shaped sales area with an internal width of 6.8m (22'3") by a maximum depth of 30m (98'5"). The unit benefits from a full height shop front with an internal security shutter.

Accommodation

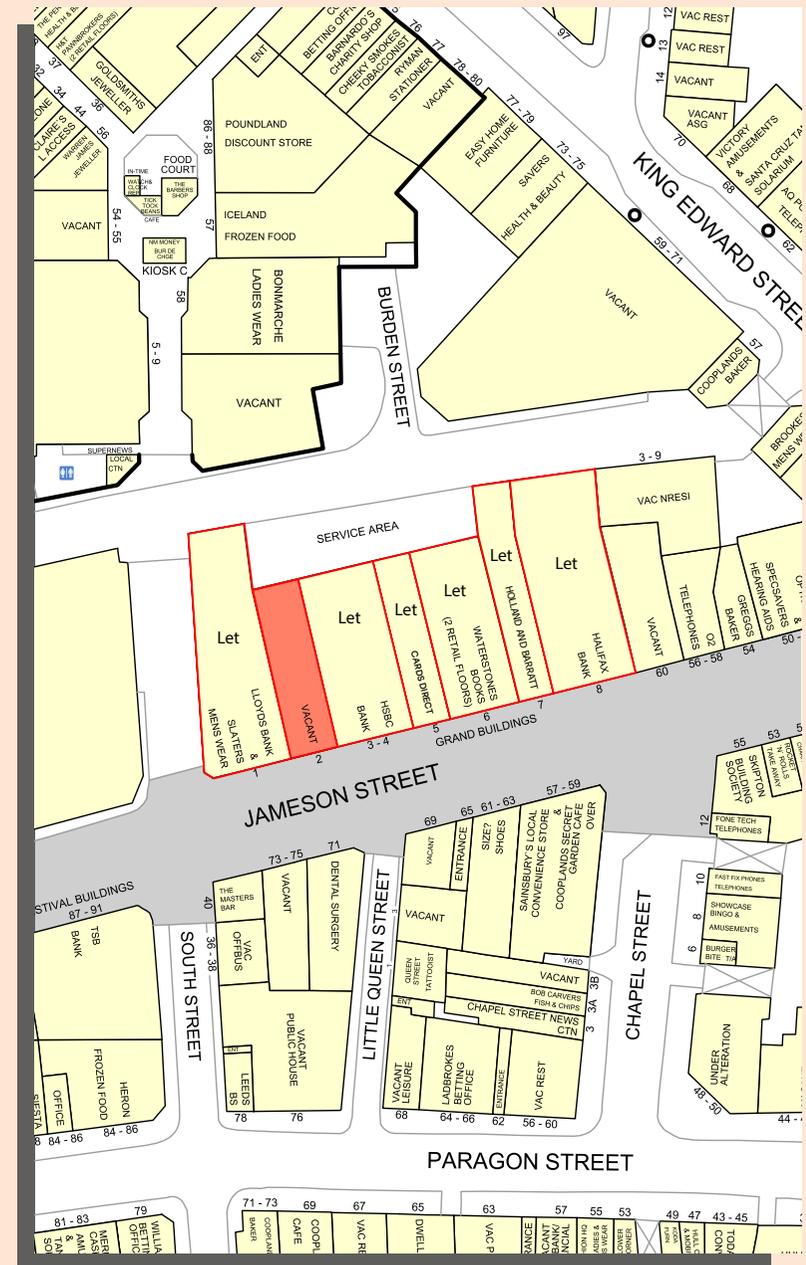
Ground Floor Sales	201 sq m	(2,164 sq ft)
First Floor Office	16.4 sq m	(176 sq ft)

Rateable Value

The property is described as 'Shop and Premises' with a Rateable Value of £34,500 (2026 Rating List).

Disposal Terms

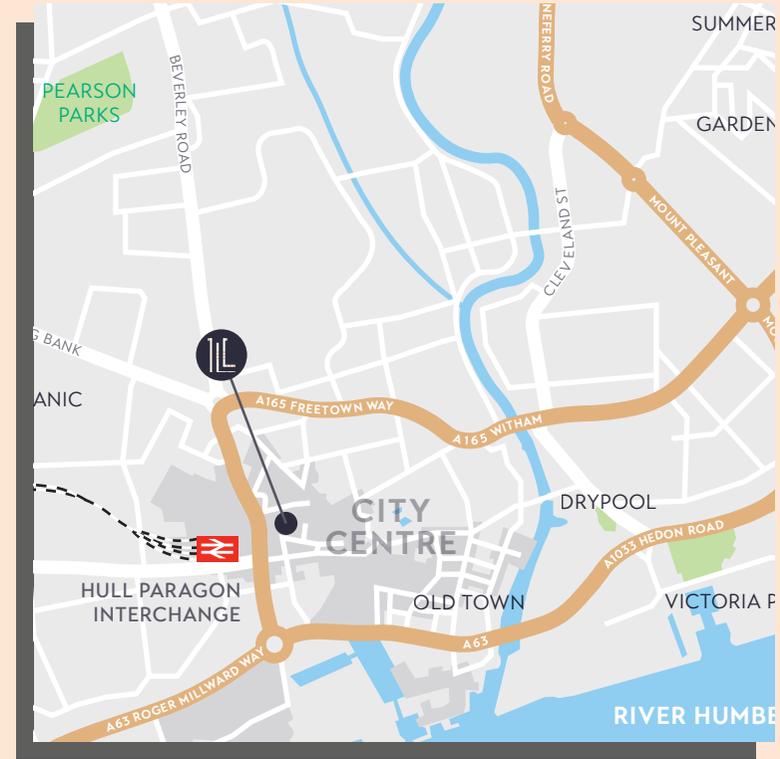
The premises are available To Let under a new effective Full Repairing and Insuring (FRI) lease at a guide rent £40,000 per annum exclusive. The property is subject to a service charge.



Scotts
01482 325634
www.scotts-property.co.uk

Unit 2, Grand Buildings

Jameson Street, Hull, HU1 3JX



Energy Performance Rating C (61) - valid until 26/11/30

Legal Costs

The incoming tenant will be responsible for its own and the landlords reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

Further Information And To View

Will O'Brien will@scotts-property.co.uk 07801 885302

Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.6760

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

