

# Unit 5, Grand Buildings

Jameson Street, Hull, HU1 3JX



City centre retail unit with upper floors - Ground floor provides 184 sq m (1,982 sq ft)  
Totals 346 sq m (3,724 sq ft) over 3 floors

Prime pedestrianised pitch between HSBC and Waterstones

**Guide Rent £40,000 p.a.**

**Scotts**  
01482 325634

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### City Centre Retail Unit **To Let**

184 sq m / 1,982 sq ft

#### Location

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

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

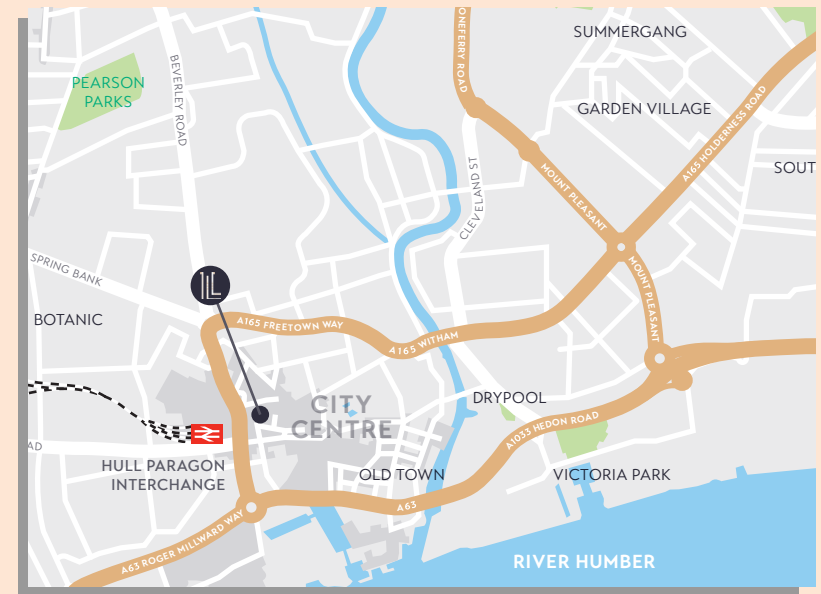
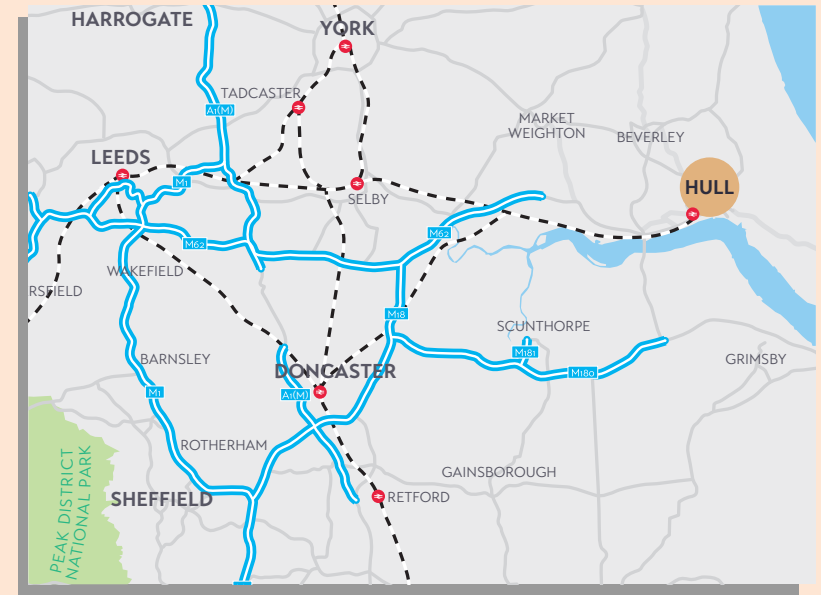
#### Description

The property forms part of the wider Grand Buildings development which comprises a terrace of nine modern retail units. The unit benefits from a glass shop frontage with central door, leading to a regular shaped sales area with a rear internal staircase and disabled W.C.

The staircase leads to 1st floor ancillary storage and office accommodation.

#### Accommodation

Unit 1	Lloyds Bank plc	7,594 sq ft
Unit 1A	Slater Menswear	11,182 sq ft
Unit 2	Blacks Outdoor Retail Ltd	2,366 sq ft
Unit 3/4	HSBC Bank plc	6,869 sq ft
<b>Unit 5</b>	<b>Vacant</b>	<b>3,724 sq ft</b>
Unit 6	Waterstones Booksellers Ltd	11,017 sq ft
Unit 7	Holland and Barratt	2,224 sq ft
Unit 8	Halifax Ltd	9,881 sq ft



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### Rateable Value

The property is described as 'Bank and Premises' with a Rateable Value of £32,750 (2023 Rating List).

### Disposal Terms

The accommodation is available offered To Let under the terms of a new Full Repairing and Insuring (FRI) lease to be negotiated.

Guide rent £40,000 per annum exclusive.

### Energy Performance Rating: C

### 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

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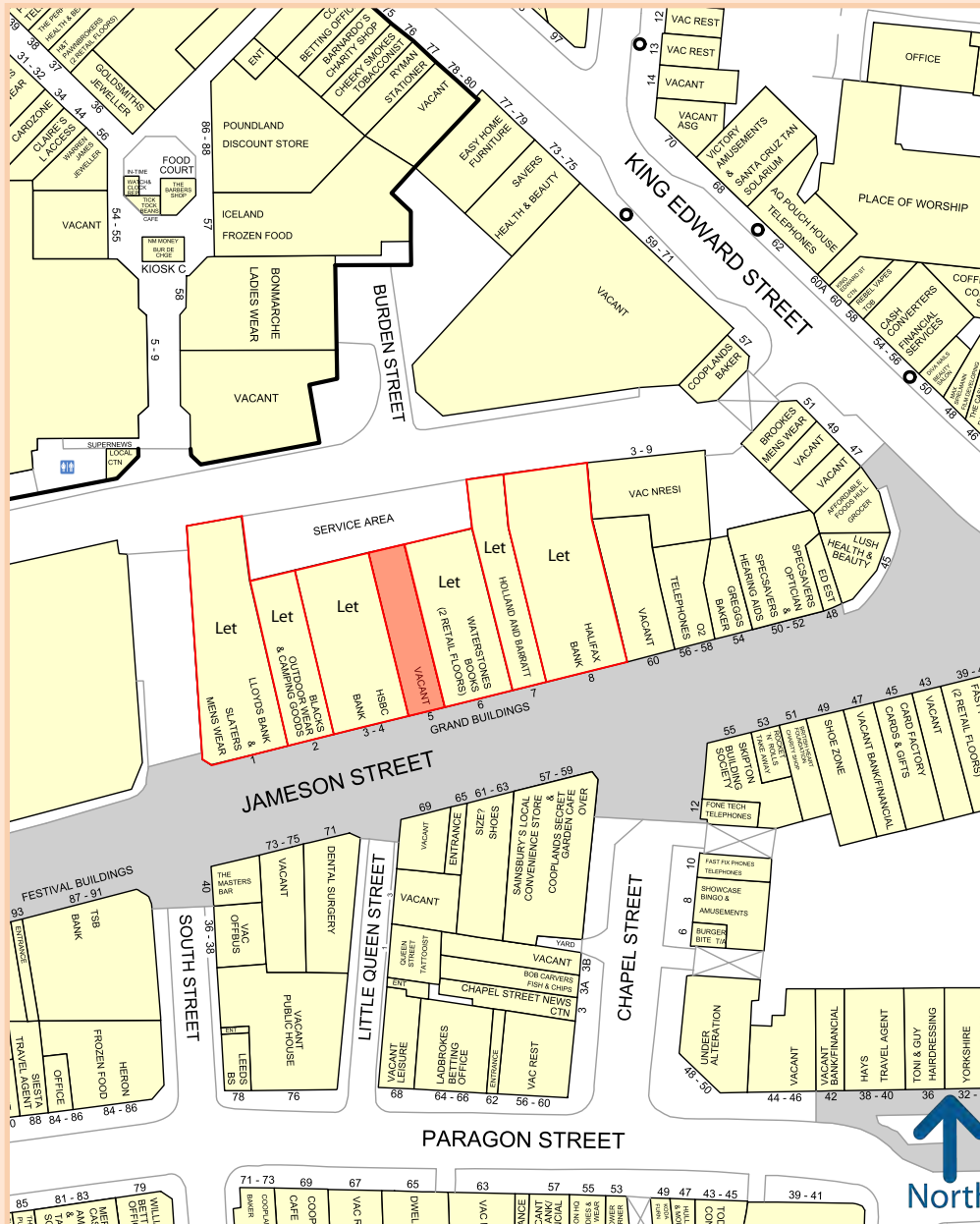
**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimsby** 12 Town Hall Street, DN31 1HN    **CS.6760**

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