

51 Jameson Street,
Hull, HU1 3JQ

TO LET

Sales area 86.7 sq m (933 sq ft)

With a depth of c.12.7 m (41' 6" sq ft)

Shop front internal width
c.4.8m (15' 7")

Total accommodation
150.6 sq m (1,621 sq ft)

Prime pedestrianised pitch

Nearby occupiers include
McDonalds, German Doner Kebab,
Greggs and Specsavers

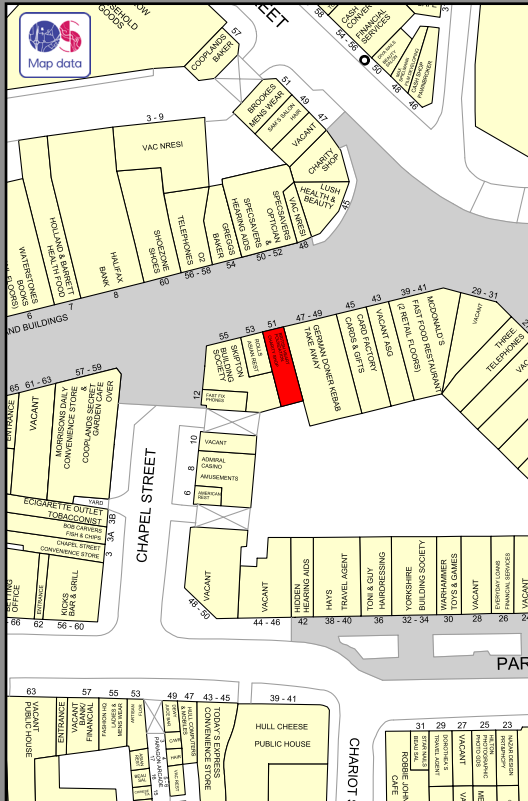
Guide Rent £30,000 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The shop unit occupies a prominent position on Jameson Street, a prime retail location within Hull city centre linking King Edward Street to Hull's transport interchange. The property is shown in red on the Goad Plan.

The mid-terrace retail unit has a recessed customer entrance leading to a regular shaped sales area with ancillary accommodation above and access to a rear service yard for loading/unloading. The sales area benefits from a full height shop front with an internal shop width of c.4.8m (15' 7")

Nearby national occupiers include McDonalds, German Doner Kebab, O2 and Specsavers.

Redevelopment of the former BHS/Co-Op and adjacent car park is to occur with demolition underway.

ACCOMMODATION

Main Sales	86.7 sq m (933 sq ft)
First Floor	50.7 sq m (546 sq ft)
Second Floor	13.2 sq m (142 sq ft)
Total	105.6 sq m (1,621 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £23,000 (2023 Rating List).

LEASE TERMS

The property is available To Let on effective full repairing and insuring terms at a guide rent of £30,000 per annum exclusive.

A service charge is payable of £2,168.16 (23/24 budget).

VAT is applicable.

ENERGY PERFORMANCE RATING: D (95)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal fees incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason 07850 002496 chris@scotts-property.co.uk or or Will O'Brien will@scotts-property.co.uk 07801 885302 or joint agent Brassington Rowan - Jason Oddy 0113 383 3759 jason.oddy@brassrow.co.uk

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.0000**

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