

Ground Floor, 57 - 59 Jameson Street  
Hull, HU1 3JF

## TO LET (MAY SELL)

Substantial retail premises in prime position of c.345 sq m (3,715 sq ft)

Currently partitioned to provide sales of c.240 sq m (2,585 sq ft) plus rear staff, admin and stores

Prime position near Specsavers, Greggs, Holland & Barrett, HSBC

Available on a new lease at £60,000 p.a.exc.

A sale to include the upper floor café premises may be considered

All Enquiries to  
[chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk)

**Scotts**  
01482 325634





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LOCATION

The shop occupies a prominent corner position on the pedestrianised Jameson Street, a prime city centre pitch linking King Edward Street to Hull’s Transport Interchange and St Stephen’s shopping centre. The property is shown outlined in red on the Goad plan. The upper floors have a separate front entrance off Jameson Street with a lift and stairs providing access to the first floor former Secret Garden Café.

Nearby occupiers include McDonalds, German Doner Kebab, Specsavers, Holland & Barrett, Waterstones and HSBC. Please see the Goad.

ACCOMMODATION

Ground floor retail unit - total	c.345 sq m	(3,715 sq ft)
Currently partitioned to provide sales of	c.240 sq m	(2,585 sq ft)
with the balance attriuted to the rear ancillary staff, admin and stores.		

Attached is a layout plan associated with the recent use and occupation as a convenience store.

RATEABLE VALUE

The ground floor is described as ‘Shop & Premises’ at RV £47,000 (2023 rating list).

DISPOSAL TERMS

The ground floor is available To Let on a new effective full repairing and insuring lease at a guide rent of £60,000 per annum exclusive.

There may be scope to purchase the freehold interest in the property in its entirety which is currently subject to a lease of the upper floors at a rent payable from March 2025 of £40,529 per annum. The lease was made with Coopland & Sons (Scarborough) Limited who assigned the lease to Secret Garden Café (Hull) Limited subject to an Authorised Guarantee Agreement. The café is not operating at present.

LEGAL COSTS

In the event of a lease of the ground floor, the ingoing tenant will be responsible for the landlord’s legal fees incurred. In the event of a sale, each party will pay its own legal costs. An acquiring party will be responsible for any Stamp Duty Land Tax that may be payable.

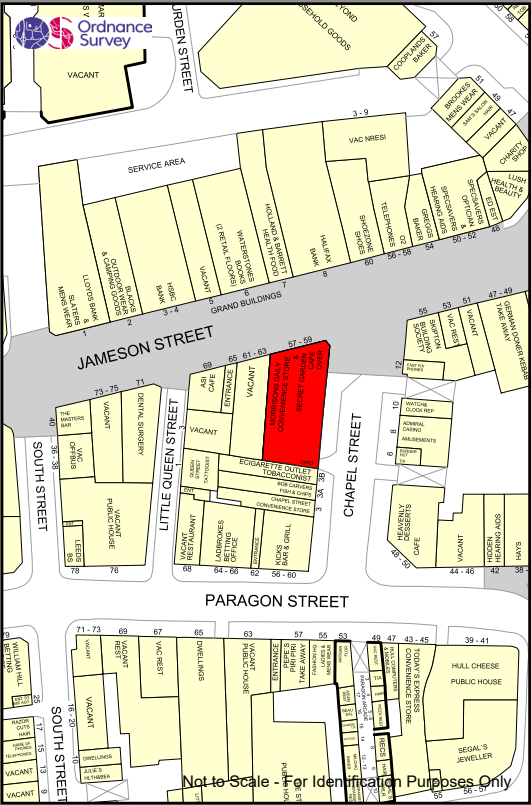
ENERGY PERFORMANCE RATING: Ground Floor ‘B’/Upper Floors ‘C’

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7171

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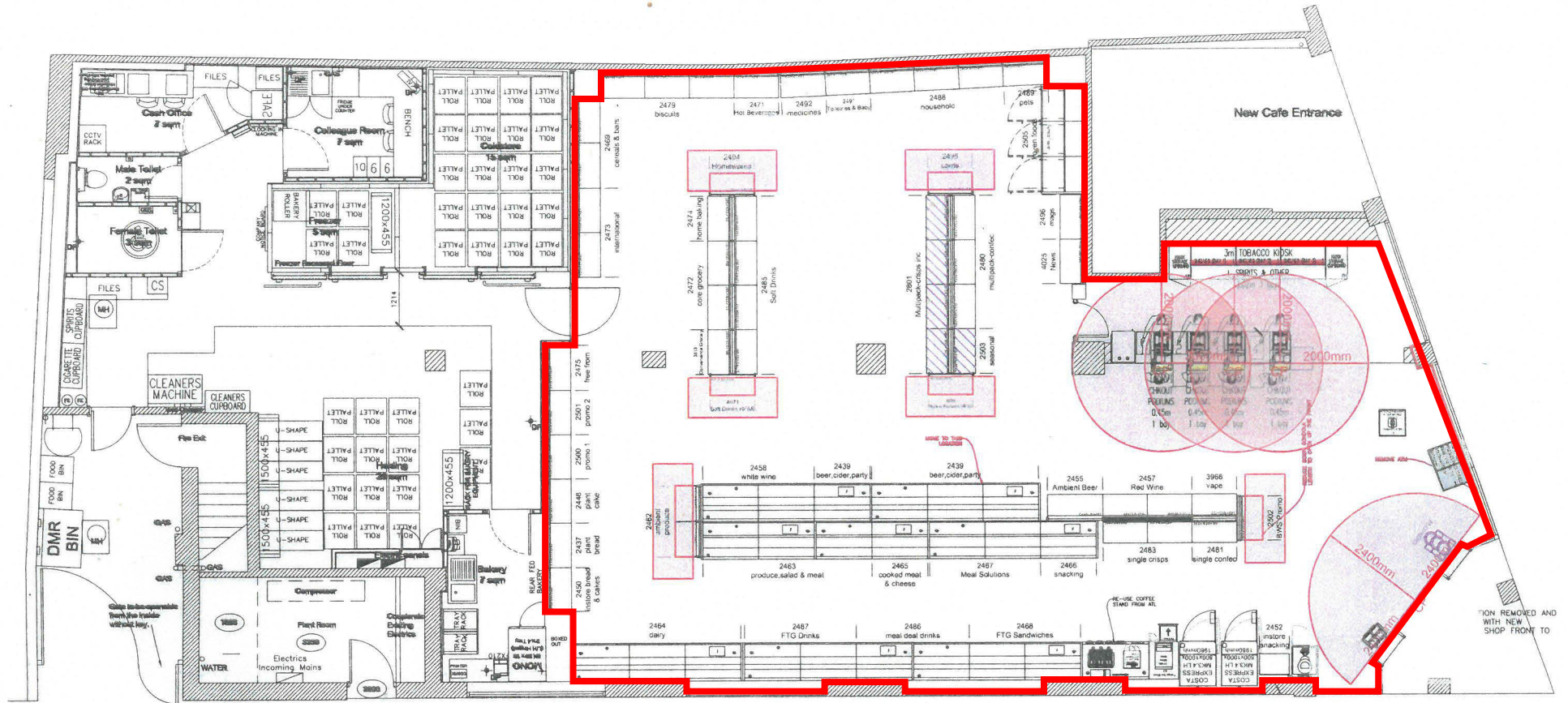


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Not to Scale - For Identification Purposes Only



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