

Unit 1 King Albert Chambers,  
Jameson Street, Hull, HU1 1JF

**TO LET**

## Prime High Street Unit

Ground floor retail unit with  
basement storage

Ground floor retail space  
233.9 sq m (2,518 sq ft)

Prominent city centre location

Located on the prime pedestrianised  
Jameson Street

Nearby occupiers include  
Lloyds Bank, Slaters Menswear, HSBC,  
Waterstones & Halifax

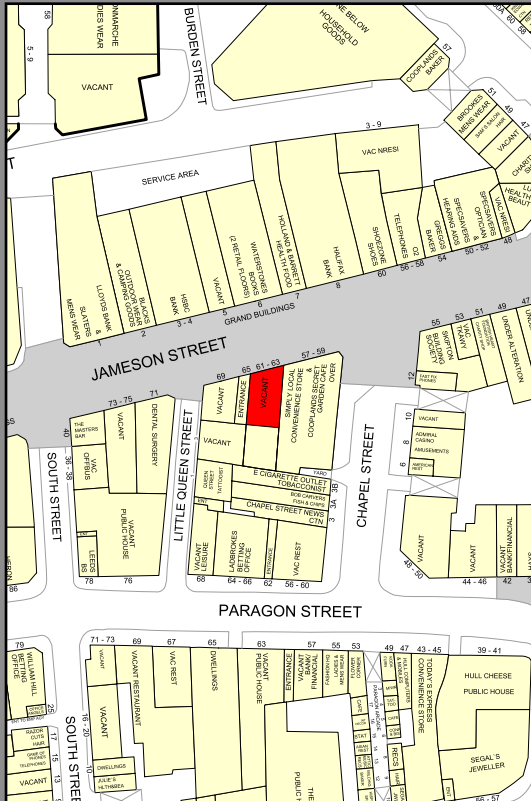
Rent from £30,000 p.a.exc.

**Scotts**  
01482 325634



Unit 1 King Albert Chambers,  
Jameson Street, Hull, HU1 1JF

TO LET



Not to Scale - For Identification Purposes Only

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

## LOCATION

The subject property is located in the heart of Hull's central retail pitch with Jameson Street being the main pedestrianised thoroughfare connecting St Stephens Shopping Centre and Hull's Transport Interchange to the west with the Prospect Shopping Centre to the north and the historic Old Town including Whitefriargate to the East.

Nearby occupiers include Lloyds Bank, Slaters Menswear, HSBC, Waterstones & Halifax.

## DESCRIPTION

The property forms part of the Grade II listed King Albert Chambers with two ground floor and basement retail units and residential apartments to the upper floors.

Unit 1 provides an open floor ground floor retail area with access to a storage basement.

## ACCOMMODATION

Ground Floor	233.9 sq m	(2,518 sq ft)
Basement	91.7 sq m	(987 sq ft)
<b>Total Accommodation</b>	<b>325.6 sq m</b>	<b>(3,505 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £31,250 (2023 Rating List).

## DISPOSAL TERMS

The shop is available To Let on a new commercial lease for a minimum term of 3 years at a concessionary first year rent of £30,000 per annum exclusive (£2,500 p.c.m.) increasing to £39,000 per annum exclusive (£3,250 p.c.m.) for years 2 and 3.

**ENERGY PERFORMANCE CERTIFICATE:** Awaiting Confirmation

## 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 Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 515165 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496  
Joint Agents Rees Denton 0113 207 1297 (David Thompson)

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6766**

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.