

Unit 2 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
123.0 sq m (1,320 sq ft)

Corner unit in prominent
city centre location

Located on the prime pedestrianised
Jameson Street

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

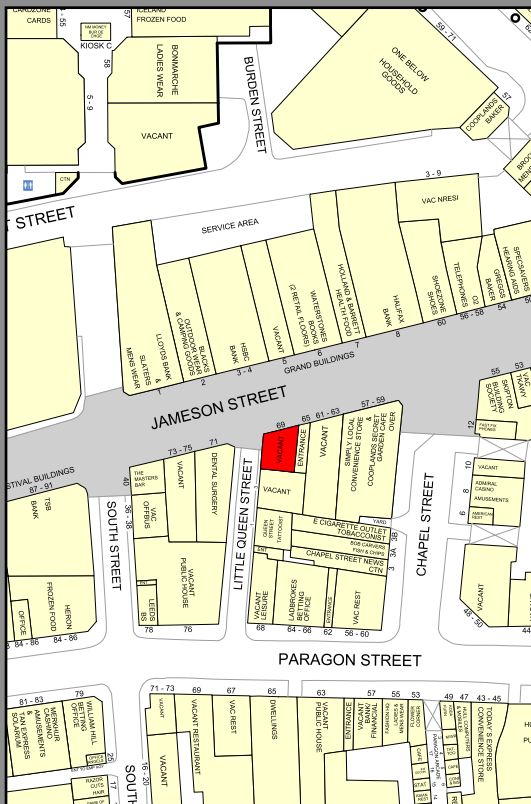
Rent from £24,000 p.a.exc.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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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 2 provides an open plan ground floor corner retail unit with access to a storage basement.

ACCOMMODATION

Ground Floor	123.0 sq m	(1,320 sq ft)
Basement	89.1 sq m	(959 sq ft)
Total Accommodation	212.1 sq m	(2,279 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £26,500 (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 £24,000 per annum exclusive (£2,000 p.c.m.) increasing to £30,000 per annum exclusive (£2,500 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 07801 515165 or Chris Mason 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.6487**

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