

29 - 31 King Edward Street,
Hull, HU1 3RL

TO LET

Sales area 143.9 sq m (1,549 sq ft)

Internal frontage width
c.12.9 m (42' 1")

Total area including upper floors
295.3 sq m (3,179 sq ft)

Prime pedestrianised pitch at the
junction of King Edward Street
& Jameson Street

Nearby occupiers inc. McDonalds,
NatWest, Three, Lush and
German Doner Kebab

Available immediately

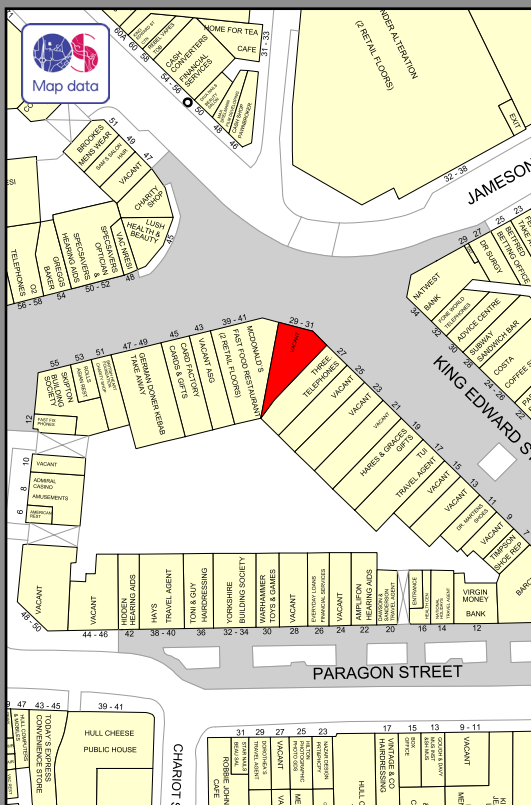
Guide Rent £52,500 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Hull is the principal centre in the East Riding of Yorkshire with a population of c.260,000.

The shop unit occupies a prominent position on King Edward Street at its junction with Jameson Street, a prime retail location within Hull city centre linking Queen Victoria Square to Hull transport interchange on Ferensway. The property is shown red on the Goad Plan.

The mid-terrace retail unit occupies a corner position with a sales area benefitting from ancillary accommodation above and a rear service yard for loading/unloading.

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

ACCOMMODATION

Main Sales	143.9 sq m (1,549 sq ft)
First Floor	104.6 sq m (1,126 sq ft)
Second Floor	46.8 sq m (504 sq ft)
Total	295.3 sq m (3,179 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £28,000 (2023 Rating List).

LEASE TERMS

The property is available To Let on effective full repairing and insuring terms at a guide rent of £52,500 per annum exc.

A service charge is payable of £4,252.05 (23/24 budget).

VAT is applicable.

LEGAL COSTS

The ingoing Tenant will be responsible for all reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C (68)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302 or Joint Agent Brassington Rowan Jason Oddy Jason.oddy@brassrow.co.uk 01133 833759

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