

13 King Edward Street,  
Hull, HU1 3RL

# TO LET

Sales Area 110.8 sq m (1,193 sq ft)

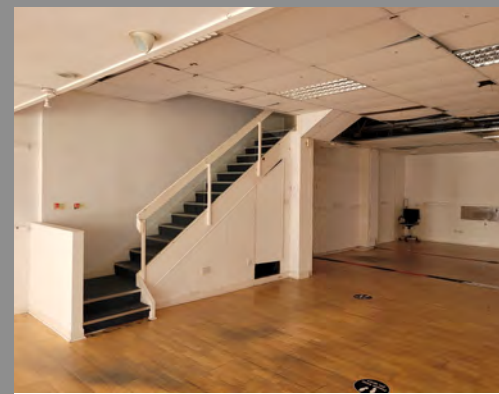
Frontage sales width 6.45m (21ft)

Total area including upper parts  
174.4 sq m (1,877 sq ft)

Prime pedestrianised pitch

Nearby occupiers include  
Dr Martens, Tesco Express,  
Timpson and Barclays Bank

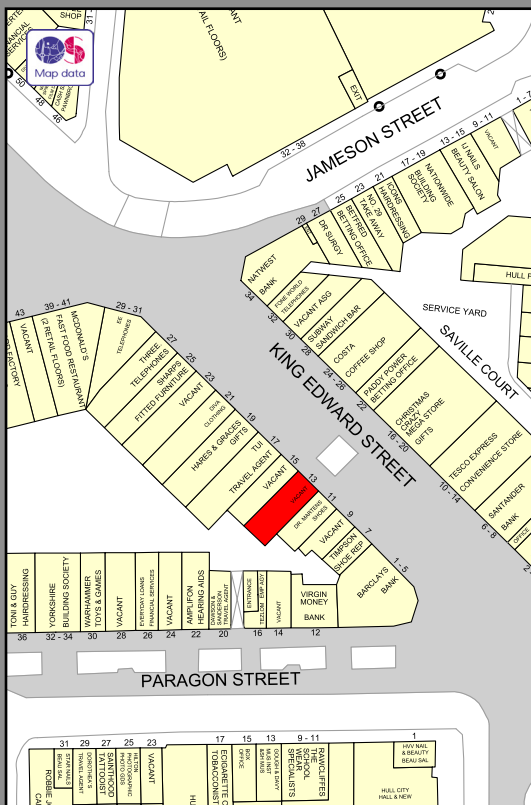
Rent - £25,000 p.a.exc



**Scotts**  
01482 325634

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www.scotts-property.co.uk

## LOCATION

The shop unit occupies a prominent position on King Edward Street a prime retail location within Hull City Centre linking Queen Victoria Square to Jameson Street and Hull's Transport Interchange.

Redevelopment of the nearby former BHS, Co-op and adjacent car park is to occur with demolition underway.

The property is shown in red on the Goad plan.

## DESCRIPTION

The mid-terrace retail unit forms part of an established parade with ancillary accommodation primarily above with a rear service yard for loading/unloading.

The main sales area retains laminate wooden flooring and a suspended ceiling with integrated lighting. An anodised aluminium shop front provides a full height display window with recessed double entrance doors secured via an electric security shutter.

## ACCOMMODATION

Ground Floor	110.8 sq m	(1,193 sq ft)
First Floor	63.6 sq m	(685 sq ft)
<b>Total Area</b>	<b>174.4 sq m</b>	<b>(1,877 sq ft)</b>

## RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £20,250 (2023 Rating List).

## DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £25,000 p.a.exc. A service charge is payable with the property forming part of the Queens House development.

## ENERGY PERFORMANCE RATING: D (80)

## LEGAL COSTS

The ingoing 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 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 at Scotts or joint agent Brassington Rowan 01133 833759 (ref: Jason Oddy [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)).

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