

15 King Edward Street,
Hull, HU1 3RL

TO LET

Sales Area 89.4 sq m (963 sq ft)

Frontage sales width
5.1m (16.5ft)

Total area including upper parts
139.0 sq m (1,506 sq ft)

Prime pedestrianised pitch

Nearby occupiers include TUI,
Dr Martens, Timpson &
Costa Coffee

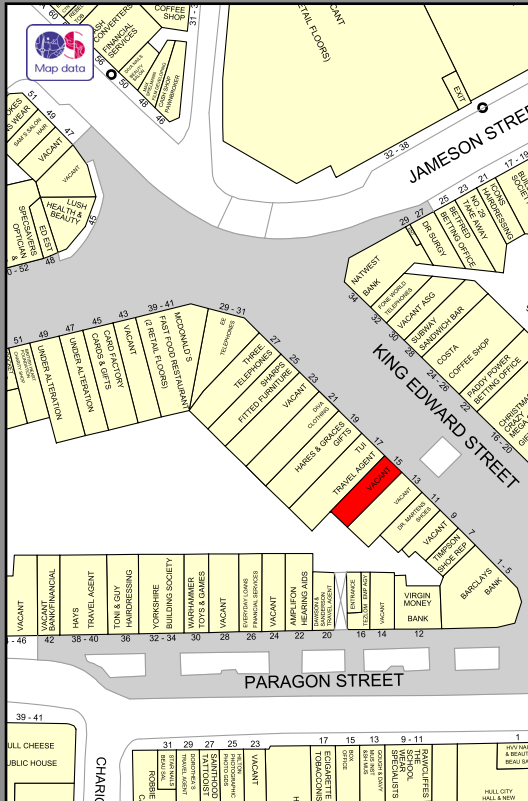
Rent - £22,500 p.a.exc.

Scotts
01482 325634



15 King Edward Street,
Hull, HU1 3RL

TO LET



Scotts
01482 325634
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 is in need of refitting to suit an ingoing party's trading format. The shop has a timber front with recessed double entrance doors.

ACCOMMODATION

Ground Floor	89.4 sq m	(963 sq ft)
First Floor	49.6 sq m	(534 sq ft)
Total Area	139.0 sq m	(1,506 sq ft)

RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £16,750 (2023 Rating List).

DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £22,500 p.a.exc. A service charge is payable with the property forming part of the Queens House development.

ENERGY PERFORMANCE RATING: D (85)

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 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302 at Scotts or joint agent Brassington Rowan 01133 833759 (ref: Jason Oddy jason.oddy@brassrow.co.uk).

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6904**

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.