

25 King Edward Street,
Hull, HU1 3RL

TO LET

Sales Area 101.2 sq m (1,089 sq ft)

Shop front width 4.75m (15' 7")

Total area including upper parts
162.4 sq m (1,748 sq ft)

Full height display frontage

White box finish

Prime pedestrianised pitch

Nearby occupiers include Natwest,
Lush, McDonalds and Costa Coffee

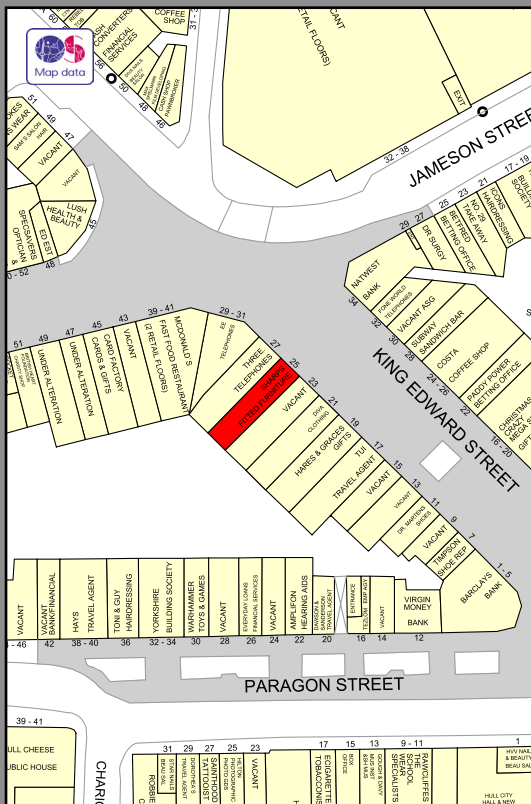
Rent - £32,500 p.a.exc.

Scotts
01482 325634



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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 yard for loading/unloading.

The main sales area has laminate wooden flooring and a suspended ceiling with integrated lighting and an air condition unit. The full height anodised aluminium shop front display window is secured via an external electric security shutter.

ACCOMMODATION

Ground Floor	101.2 sq m	(1,089 sq ft)
First Floor	51.3 sq m	(552 sq ft)
Second Floor	9.95 sq m	(107 sq ft)
Total	162.4 sq m	(1,748 sq ft)

RATEABLE VALUE

The unit is described as 'shop and premises' with a rateable value of £17,000 (2023 Rating List).

DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £32,500 p.a.exc. A service charge is payable with the property forming part of the Queens House development. V.A.T. applies.

ENERGY PERFORMANCE RATING: D (87)

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 **Grimsbey** 12 Town Hall Street, DN31 1HN **CS.6973**

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