

Unit 5, Grand Buildings,  
Jameson Street, Hull, HU1 3JX

# TO LET

City centre retail unit with upper  
floors

Prime pedestrianised pitch between  
HSBC and Waterstones

Ground floor provides  
184 sq m (1,982 sq ft)

Accommodation totals 346 sq m  
(3,724 sq ft) over 3 floors

Other occupiers inc Sainsburys  
Local, O2, Greggs and Size

**Guide Rent £40,000 p.a.**

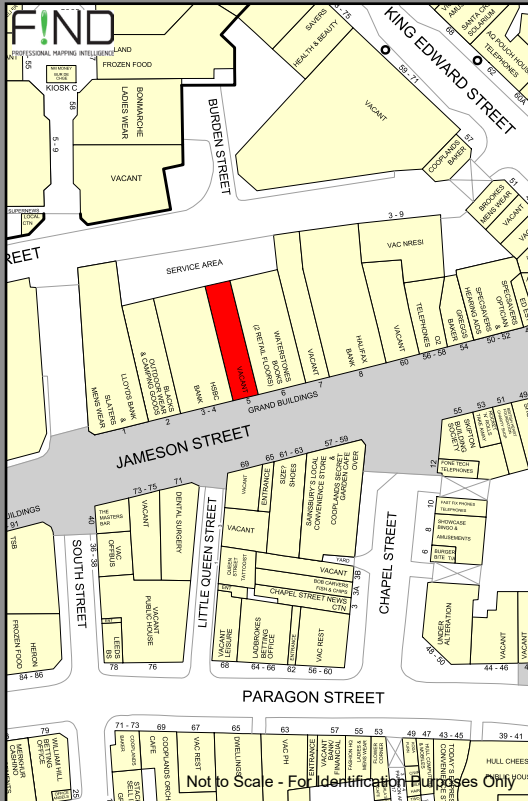


**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The subject property is located on the north side of Jameson Street in the City Centre on a prime pedestrianised retail pitch between HSBC and Waterstones. The property has immediate links to the transport interchange, Prospect Centre and the St Stephens Shopping Centre. Other nearby occupiers along Jameson Street include Sainsburys Local, Specsavers, TSB, McDonald's and Size.

## DESCRIPTION

The property forms part of the wider Grand Buildings development which comprises a terrace of five modern retail units. The unit benefits from a glass shop frontage with central door, leading to a regular shaped sales area with a rear internal staircase and disabled W.C. The staircase leads to 1st floor ancillary storage and office accommodation.

## ACCOMMODATION

Ground Floor	184 sq m	(1,982 sq ft)
First Floor	178 sq m	(1,918 sq ft)
<b>TOTAL</b>	<b>362 sq m</b>	<b>(3,897 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Bank and Premises' with a Rateable Value of £52,500 effective April 2017.

## DISPOSAL TERMS

The accommodation is available offered To Let under the terms of a new Full Repairing and Insuring (FRI) lease to be negotiated. Guide rent £40,000 per annum exclusive.

## ENERGY PERFORMANCE RATING: C

## 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 Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596 or joint agent Barker Proudlove 0113 388 4848.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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