

PROMINENT SHOP TO LET

jackson
criss

2 Infirmary Street, Leeds, LS1 2JP +44(0)113 819 8998
www.jacksoncriss.co.uk

HULL - UNIT 77-79 KING EDWARD STREET



TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

FLOOR AREAS

| | SQ FT | SQ M |
|---------------|-------|--------|
| Ground Floor: | 2,056 | 191.00 |
| First Floor: | 1,298 | 120.58 |
| Second Floor: | 597 | 55.46 |

Interested parties should satisfy themselves as to the accuracy of these figures.

RENT

£50,000 per annum exclusive.

EPC

Available on request.

SERVICE CHARGE

The charge for the period 1 April 2019 to 31 March 2020 is £1,573

RATEABLE VALUE

£46,000 (2017 assessment)

SUBJECT TO CONTRACT

- Hull is located in East Yorkshire with an estimated population of 257,710 and is the dominant retailing destination in the region with 3 major shopping centres.
- The subject premises are located on King Edward Street, adjacent to **Savers** with **Home Bargains**, **Pep & Co**, **Greggs**, **Lush** and **Cooplands** all close by.



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROMINENT SHOP TO LET

jackson
criss

2 Infirmary Street, Leeds, LS1 2JP +44(0)113 819 8998
www.jacksoncriss.co.uk

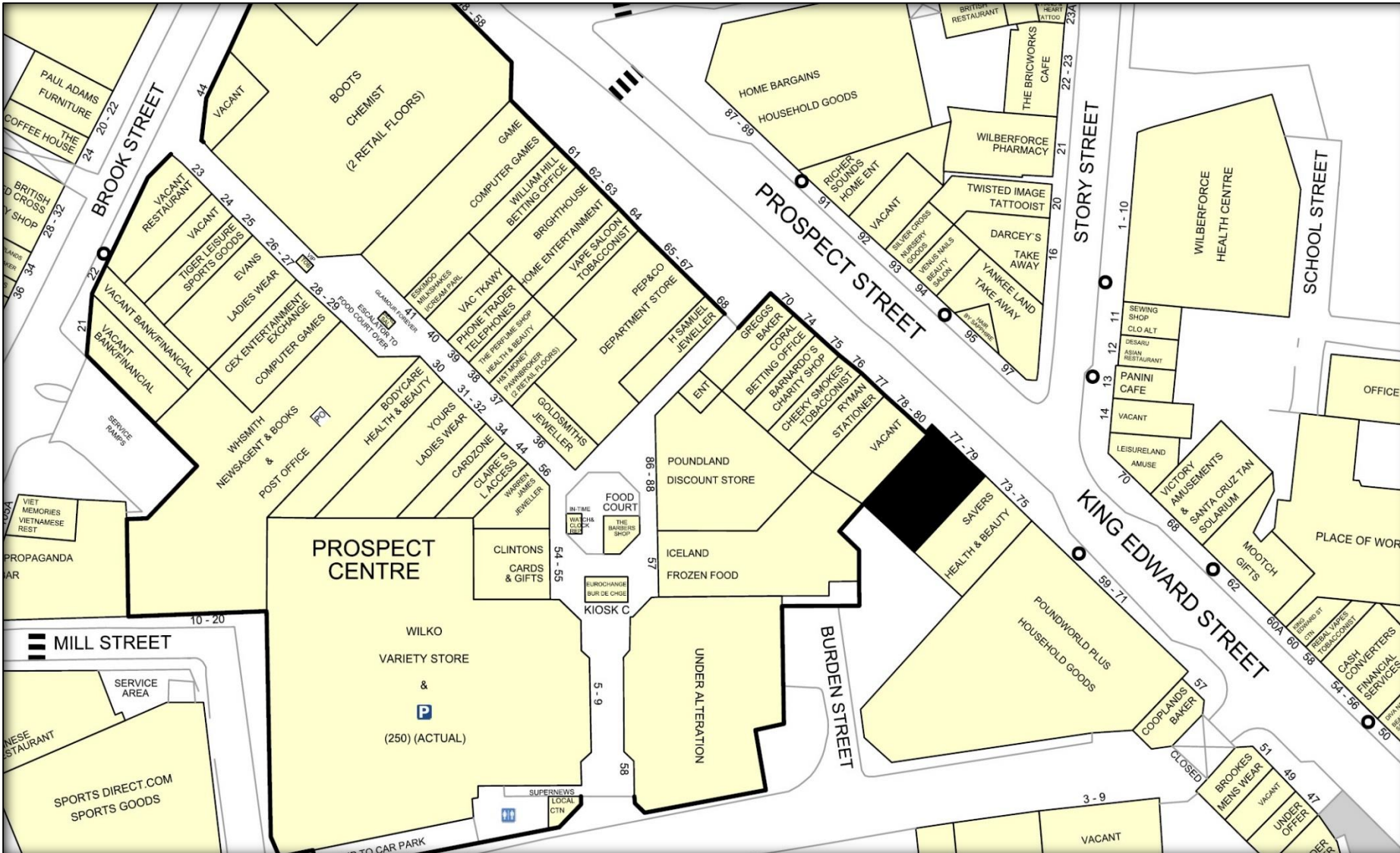
VIEWING

Please contact Jackson Criss

Richard Webster
0113 819 8998
richardw@jacksoncriss.co.uk

Or alternatively our joint agent

Barker Proudlove
0113 388 4848



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.