

## HULL • 4 KING EDWARD STREET

### ACCOMODATION

The property is arranged over ground floor, basement, and upper floors and provides the following net internal areas:

**Ground Floor Sales** | 1,856 sq ft (172.42 sq m)

**Upper Floors** | 4,742 sq ft (440.54 sq m)

**Basement** | 1,901 sq ft (176.60 sq m)

### RATING

We understand that the premises have 2 rating assessments as follows:

**Rateable Value: £47,500 (King Edward Street)**

**Rateable Value: £11,500 (Savile Street)**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

email [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

### LOCATION

As the “capital” of East Yorkshire, Hull is a vibrant city with a large catchment. The city centre’s retail offer reflects Hull’s dominance in the region, with the city centre being home to several national retailers including **Primark, Next and H&M**.

The subject property occupies a high profile corner position fronting the pedestrianised King Edward Street, overlooking Queen Victoria Square. The immediate vicinity of King Edward Street has recently undergone a real transformation with significant investment in the streetscape and street furniture.

Nearby operators to the subject premises include **Café Nero, Tesco Express, Dr Martens and Barclays**.

### TERMS

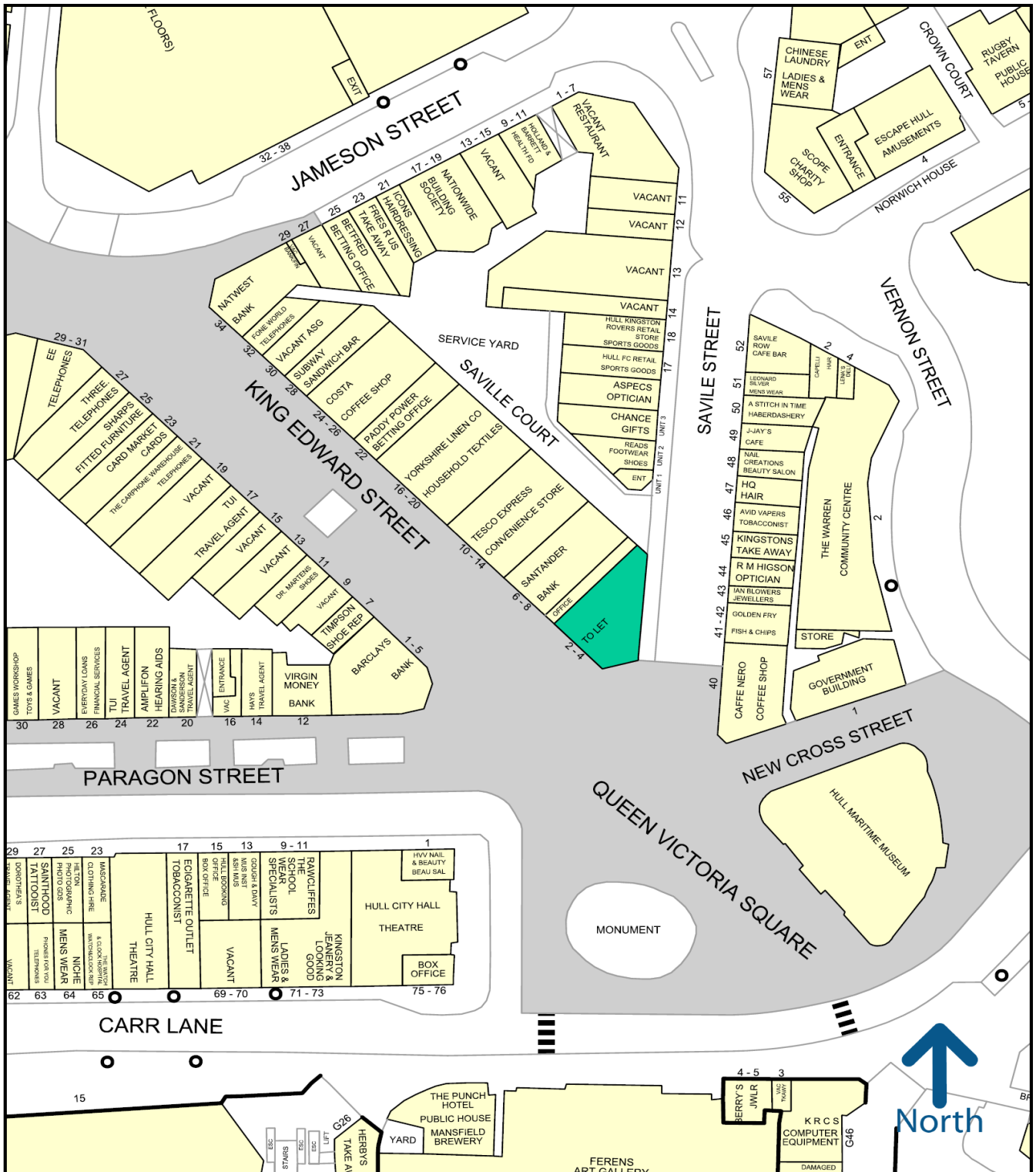
The property is held by way of a full repairing and insuring lease (subject to a schedule of condition) at a rent of £55,000 per annum (subject to review).

The lease is for a term of 15 years with effect from 07/02/19 and includes a tenant only break option at year 5.

The property is available by way of assignment, subletting or new lease on terms to be agreed.

**SIGNIFICANT INCENTIVES AVAILABLE – SUBJECT TO COVENANT**

## PRIME SHOP TO LET



Experian Goad Plan Created: 17/06/2019  
Created By: Rawstron Johnson



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