



Sanderson
Weatherall

NEW RETAIL/CONVENIENCE STORE UNIT TO LET



Pier Court, Humber Street, Hull

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Prominent Retail/Convenience store
Unit to let

Located in the Fruit Market area in
Hull City centre

Numerous residents and office
workers in the vicinity

Significant on-going and planned
residential and commercial
development projects

Between 1,500 sq ft and 5,209 sq ft
to let.

Location

Kingston Upon Hull lies within the East Riding of Yorkshire upon the Humber Estuary and is known for it's busy port handling significant amounts of cargo and over a million passengers a year.

The city lies approximately 50 miles to the east of Leeds, 32 miles to the south east of York and 35 miles to the north east of Doncaster.

It has excellent transport connections with the M62 linking it across country to the M1 and A1 and the famous Humber Bridge connecting to South Humberside via the M180.

It benefits from a resident population of 243,589 with a further 16,000 students attending its highly regarded University.

Pier Court

Pier Court sits within the heart of Hulls old town on the corner of Humber Street and Queen Street. Adjacent to the highly regarded Fruit Market the immediate area has seen significant and ongoing development and regeneration.

To the east of the location is the River Hull where, at its junction with the Humber Estuary, the award winning visitor attraction, The Deep lies.

To the west, approximately 150 meters away, lies the popular Hull Marina with approximately 270 berths. Surrounding this are numerous bars and restaurants along with waterside residential accommodation, numerous modern offices and The Holiday Inn.

Directly adjacent to Pier Court the new 58,500 sq ft head office for Arco is being built along with a 350 space multi storey car park and 34 residential units. In addition the CD41 Centre For Innovation is being extended which, when complete, will provide a total of around 85,000 sq ft of modern grade A office space.

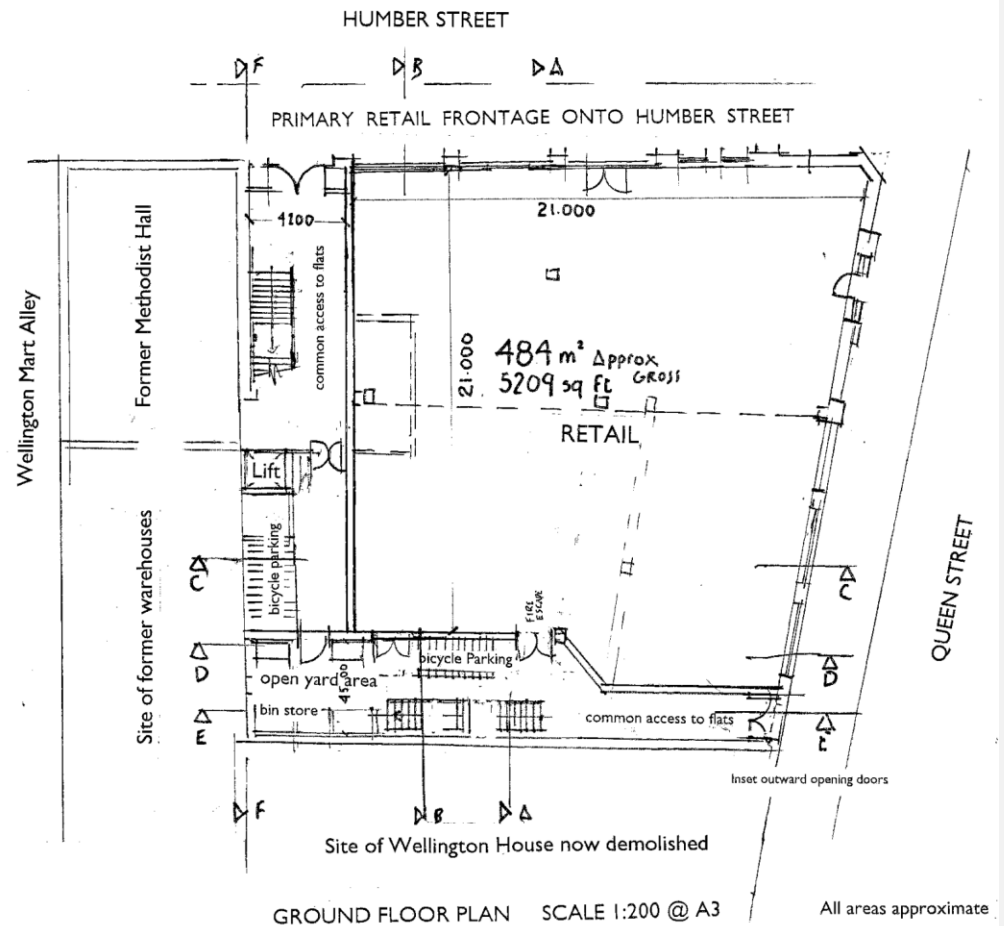
The area is already home to many residential units with further high quality space currently under construction.

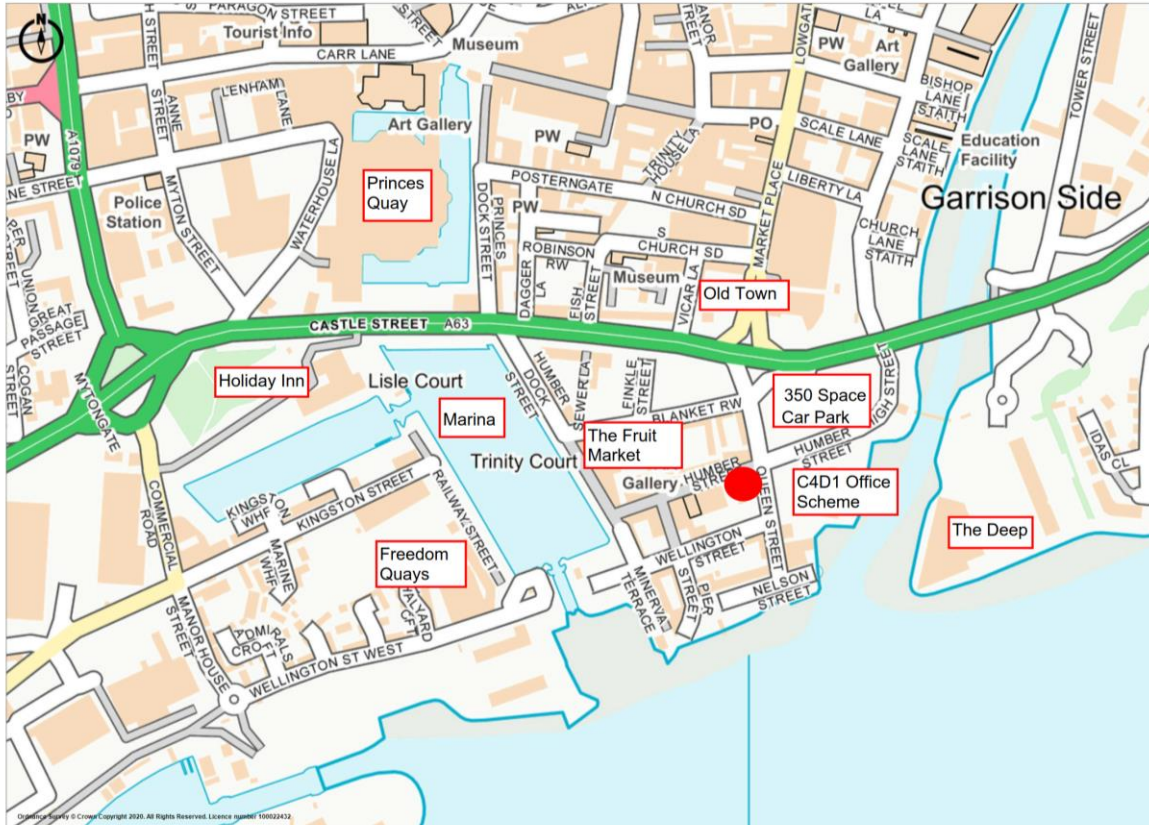
With the existing and planned development and regeneration of the Fruit Market quarter this area along the banks of the estuary has exceptional potential for resident, office workers and visitors alike.

The Opportunity

Our clients propose to develop the Pier Court building to provide 23 new apartments along with ground floor retail accommodation of between 1,500 sq ft and 5,209 sq ft in total.

The retail space is flexible and we believe, with all the residential and commercial development in the vicinity, offers an excellent opportunity for convenience store, retail and leisure occupiers.





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Viewings are strictly by appointment with the sole agents

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