

TO LET

4 KING EDWARD STREET HULL HU1 3SS

- Situated in a prominent position fronting Queen Victoria Square.
- High pedestrian footfall.
- Close proximity to Princes Quay Shopping Centre.
- Main pedestrian retail area for Hull.
- Available by way of an assignment or sublease, STN.



RETAIL

3,757 - 8,499 sq.ft. (349.03 - 789.56 sq.m.)

Price / Rent

£55,000 per annum

Enquiries

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Location

Kingston upon Hull is a prime City of Yorkshire and Humber region with a population of approximately 256,000. The City is benefiting from a significant rise in fortune with highlights including the selection by the globally renowned Siemens Factory which has recently been developed for manufacturing of wind turbines to serve the North Sea. The property is situated in a prominent position fronting Queen Victoria Square where there is a considerable amount of pedestrian footfall that passes the property throughout the course of the day as it is within close proximity to Princes Quay as well as a number of national retailers situated on King Edward Street.

Description

The property comprises of an end terrace 4 storey retail unit which is to a shell finish and is accessed via King Edward Street. The premises includes ancillary space on the basement, first, second and third floors. The premises benefit from A3 consent which would enable the property to be utilised for Restaurant and Café and other uses falling under A2 and A1.

Accommodation

	SQ FT	SQ M
Ground Floor	1,856	172.42
Basement	1,901	176.6
Upper Floors	4,742	440.53

Service Charge

There is no service charge implemented on this property.

Services

The premises are connected to mains electric, water and drainage.

EPC Rating

An EPC Certificate is available upon request.

Business Rates - 2019/20

We understand that the property has two ratings. A rateable value of £47,500 for King Edward Street and a rateable value for Savile Street of £11,500.

Terms

The premises are available by way of an assignment the property is held on a full repairing and insuring lease subject to a schedule of condition with a rent of £55,000 per annum the lease is for a term of 15 years with effect from 7th February 2019 and includes a tenant only break option at year 5.

The property is also available via a sub-lease.

GARNESS JONES
CHARTERED SURVEYORS
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