# 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.



 Correl
 Correl

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

Price / Rent £55,000 per annum

## Enquiries

Paul White DDI: 01482 312366 paul.white@garnessjones.co.uk

Zoe Clarvis DDI:01482 312367 zoe.clarvis@garnessjones.co.uk









#### 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.





Gamess Jones Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Gamess Jones Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. © Crown Copyright 2005. All rights reserved. Licence number 100010906. VALUE ADDED TAX Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Regulated by RCS.