

# TO LET

## Unit 5 Grand Buildings Jameson Street Hull



### Location

The premises are located on the prime pedestrian area of Jameson Street in a highly visible position close to the junction of King Edward Street.

The Prospect Shopping Centre is located in the immediate vicinity with Debenhams and St Stephen's Shopping Centre close by.

Tenants along Jameson Street include Sainsburys, O2, Waterstones, Blacks Outdoors, Specsavers and McDonalds.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,992	185.1
First Floor Ancillary	1,835	170.5
Second Floor Store	370	34.4

### Rent

We are seeking rental offers in the order of £55,000 per annum exclusive.

### Tenure

The unit is offered on a new fully repairing and insuring lease, for a term of 10 years.

### Business Rates

The unit has a 2017 rateable value assessment of £52,500. For further details visit Gov.uk or contact the business rates department in the local authority.

### Service Charge

The on-account service charge for the year 2019 stands at approximately £5,733.32 per annum.

### EPC

Energy Performance Asset Rating - C

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared September 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

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