

HULL The Prospect Shopping Centre Unit 23 (44 Prospect Centre)

RETAIL UNIT TO LET : A3 CONSENT



LOCATION

The Prospect Shopping Centre is one of the principal shopping destinations in Hull, providing 222,000 sq ft of covered retail accommodation. The scheme has three main entrances, located opposite **BHS**, **Debenhams** and **House of Fraser** respectively. St Stephens Shopping Centre (560,000 sq ft) is also close by.

Major tenants in the Prospect Centre include **Boots**, **Wilkinson**, **WH Smith** and **Poundland**.

The subject premises are located at the entrance into the centre from Brooke Street, opposite **Debenhams**, adjacent to **Boots** and in close proximity to **Costa** and **Yorkshire Bank**.

ACCOMMODATION

The property is planned on ground and first floors having the following approximate areas :

Floor	sq ft	sq m
Ground Floor Sales	1,293	120.12
First Floor Storage	1,224	113.71

TERMS

The premises are available by way of new effectively full repairing and insuring lease for a term to be agreed.

RENT

£36,500 per annum exclusive.

RATES

We are advised by the Local Rating Authority that the rates are assessed as follows (interested parties should verify these figures Hull City Council on 01482 614 495):-

Rateable Value	UBR (2016/2017)	Rates Payable
£27,250	0.497	£13,543.25

SERVICE CHARGE

Details available on request.

EPC

Available on request.

COSTS

Each party is to be responsible for their own costs incurred in this transaction.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact **Jackson Criss** on **0113 819 8998**

Richard Webster

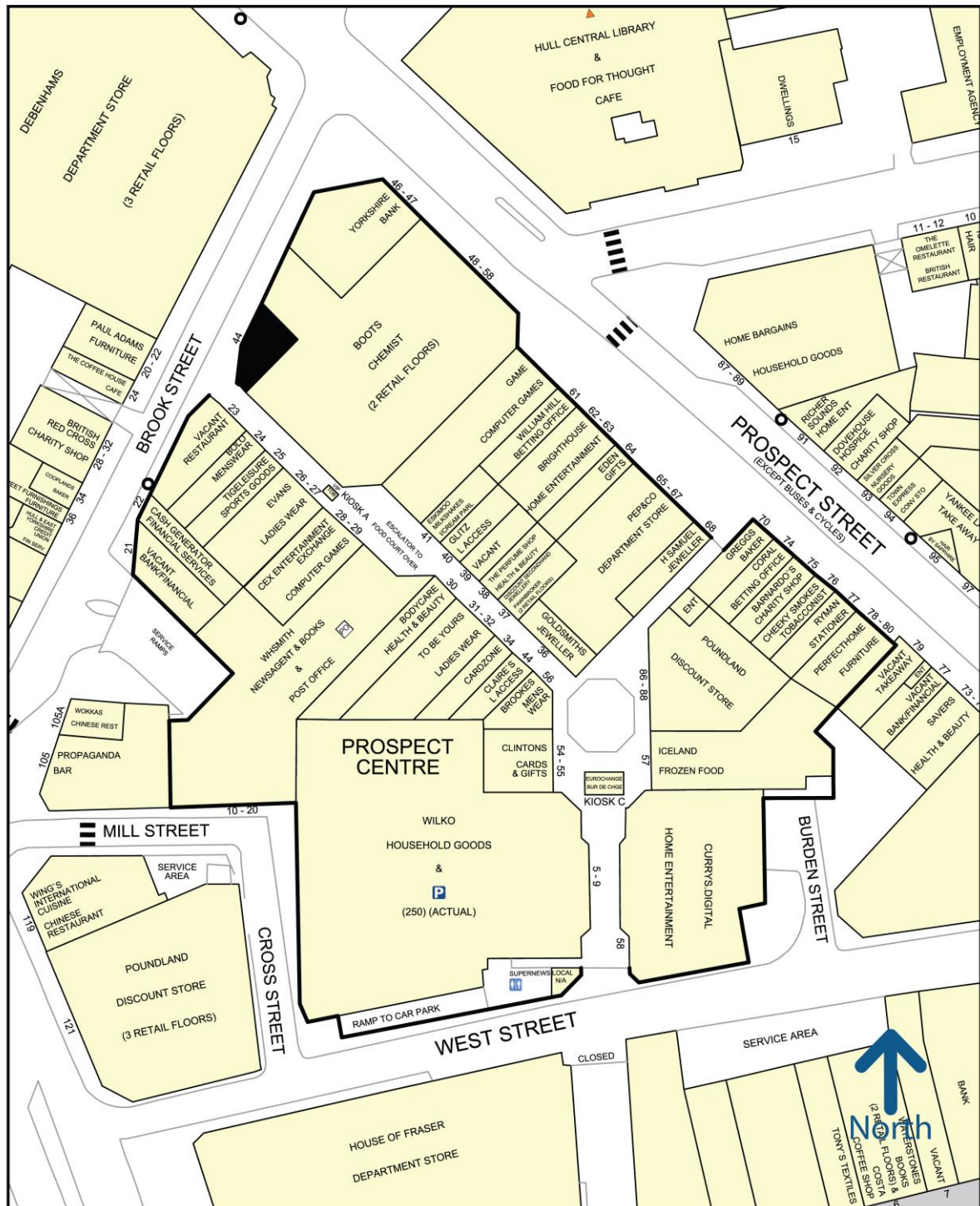
richardw@jacksoncriss.co.uk

Alternatively, please contact Jonathan Newns or Grant Owens at Barker Proudlove on 0113 388 4848



Hull

jackson
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Experian Goad Plan Created: 01/06/2016

Created By: Jackson Criss