jackson Criss

+44(0)113 819 8998

9 York Place Leeds LS1 2DS www.jacksoncriss.co.uk

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 Debehams, 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):-

0.497

Rateable Value	
£27,250	

UBR (2016/2017) Rates Payable £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

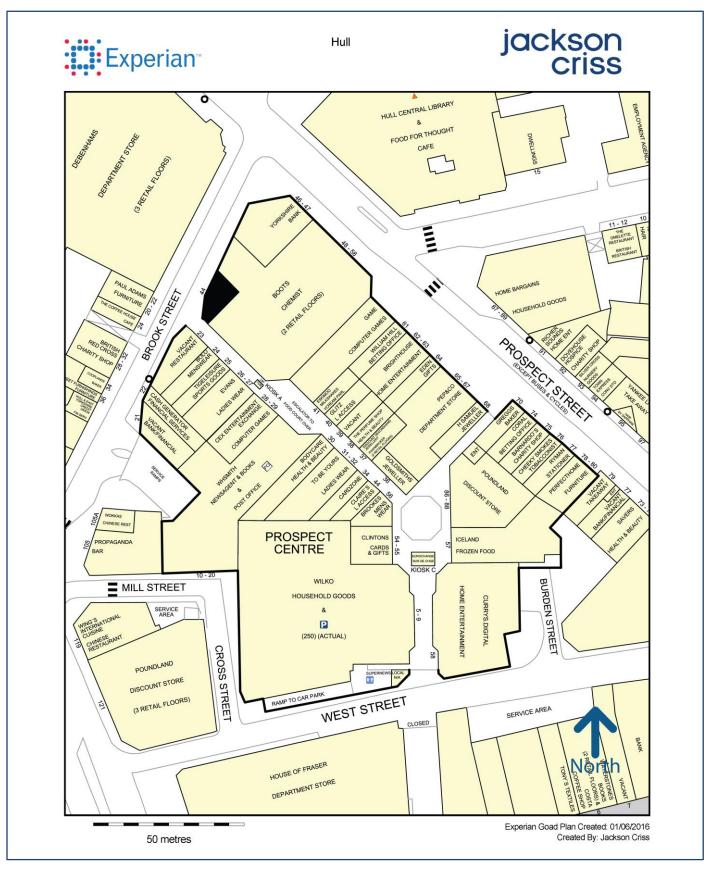
richardw@jacksoncriss.co.uk

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

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