

# TO LET

Unit 45  
22 Prospect Centre  
Hull



## Location

The Prospect shopping centre is located in the heart of Hull City centre and comprises approximately 250,000 sq.ft. of retail space.

The covered centre boasts over 6 million visitors per year and has over 40 stores with retailers including Boots, WH Smith, Evans, Yours, Pep & Co, Clintons, Poundland and Game.

The scheme also benefits from a 250 space car park.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,801	167.3
First Floor	801	74.4

## Rent

We are seeking rental offers in the order of £24,500 per annum exclusive.

## Tenure

Subject to securing Vacant Possession the unit is offered on a new full repairing and insuring lease, for a term of years to be agreed.

## Business Rates

The unit has a 2017 draft valuation rateable value assessment of £15,000.

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 2016 stands at approximately £8,355.

## EPC

Energy Performance Asset Rating - TBC

## 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  
WITHOUT PREJUDICE

Details prepared January 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

**Jonathan News**

+44 (0)113 212 3501

+44 (0)7796 686469

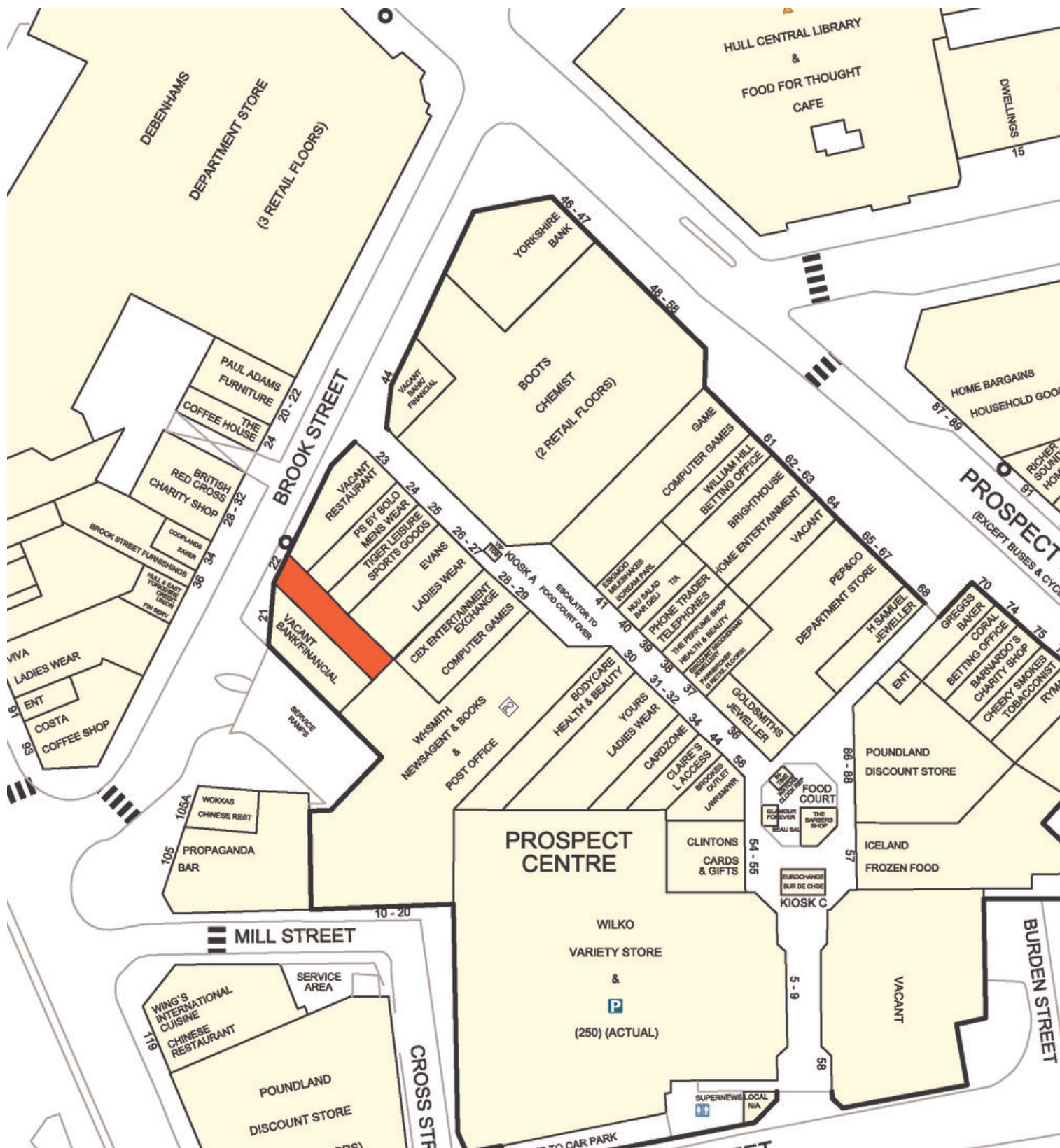
[jonathan@barkerproudlove.co.uk](mailto:jonathan@barkerproudlove.co.uk)

**Rebecca Heptonstall**

+44(0)113 212 3500

+44(0)7715 670834

[rebecca@barkerproudlove.co.uk](mailto:rebecca@barkerproudlove.co.uk)



**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. January 2017.