

TO LET

Unit 23
44 Prospect Street
Hull



Location

The Prospect Shopping Centre, is one of the principal shopping destinations in Hull providing 222,000 sq ft of covered retail accommodation with 9 million visitors per year. The scheme has three main entrances located opposite BHS, Debenhams and House of Fraser respectively. The 560,000 sq ft St Stephens Shopping Centre is located directly adjacent. Major tenants include Boots, Wilkinson, W H Smith and Curry's Digital. The subject premises are located along Brook Street. Yorkshire Bank, Debenhams and Boots are in the immediate vicinity.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,293	120.1
First Floor Ancillary	1,224	113.7

Rent

We are seeking rental offers in the order of £32,500 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

We understand that the unit is assessed under the 2010 revaluation at £27,250. From 1 April 2015 the Rates Payable will be £13,434 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Hull City Council.

Service Charge

The current annual Service Charge is £10,732 per annum.

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 June 2015

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jonathan News

+44 (0)113 212 3501

+44 (0)7796 686469

jonathan@barkerproudlove.co.uk

Grant Owens

+44 (0)113 212 3500

+44 (0)7808 646576

grant@barkerproudlove.co.uk

Jackson Criss

Michael Lockhart

020 7637 7100

mlockhart@jacksoncriss.co.uk

Richard Webster

07739 680 472

richardw@jacksoncriss.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. June 2015.