

**CONFIDENTIAL DISPOSAL**

**HULL**  
**UNIT 2,**  
**58-62 JAMESON STREET**

**PRIME SHOP UNIT TO LET  
OR MAY SELL**

**(Subject to obtaining vacant possession)**

**LOCATION**

The property occupies a prime trading location on the pedestrianised Jameson Street being adjacent to **02** and **Halifax**. Nearby multiple retailers include **Lush, Specsavers, Greggs, Waterstones, Blacks, Lloyds, House of Fraser, Sainsburys Local, Skipton, Shoe Zone, William Hill, Card Factory, Jessops** and **McDonalds**.

**ACCOMMODATION**

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Internal width (average)	27'2"	8.3m
Shop depth	81'5"	24.8m
Ground floor sales	2,093 sq ft	194.4 sq m
First floor ancillary	1,296 sq ft	120.4 sq m
ITZA	969 units	



**LEASE**

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£50,000** (fifty thousand pounds) p.a.x.

**OR**

**FREEHOLD/LONG LEASEHOLD**

The freehold/long leasehold interest in the subject property with full vacant possession upon completion could be made available and further details are available upon request.

**ASSESSMENTS**

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£60,000
UBR 2019/2020	50.4p
Rates Payable 2019/2020	£30,240

For verification purposes prospective tenants are advised to make their own enquiries with Hull City Council ( 01482 300 301)

**EPC**

The property has a rating of D92. A Certificate and Recommendations are available upon request.

**PHOTOGRAPHS/PLANS**

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

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## VAT

The property has been elected for VAT purposes and the price, outgoings and rental will be liable to this charge.

## LEGAL COSTS

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

## VIEWING

**Strictly** by appointment through the marketing agent as the staff are totally unaware of any impending letting/sale:-

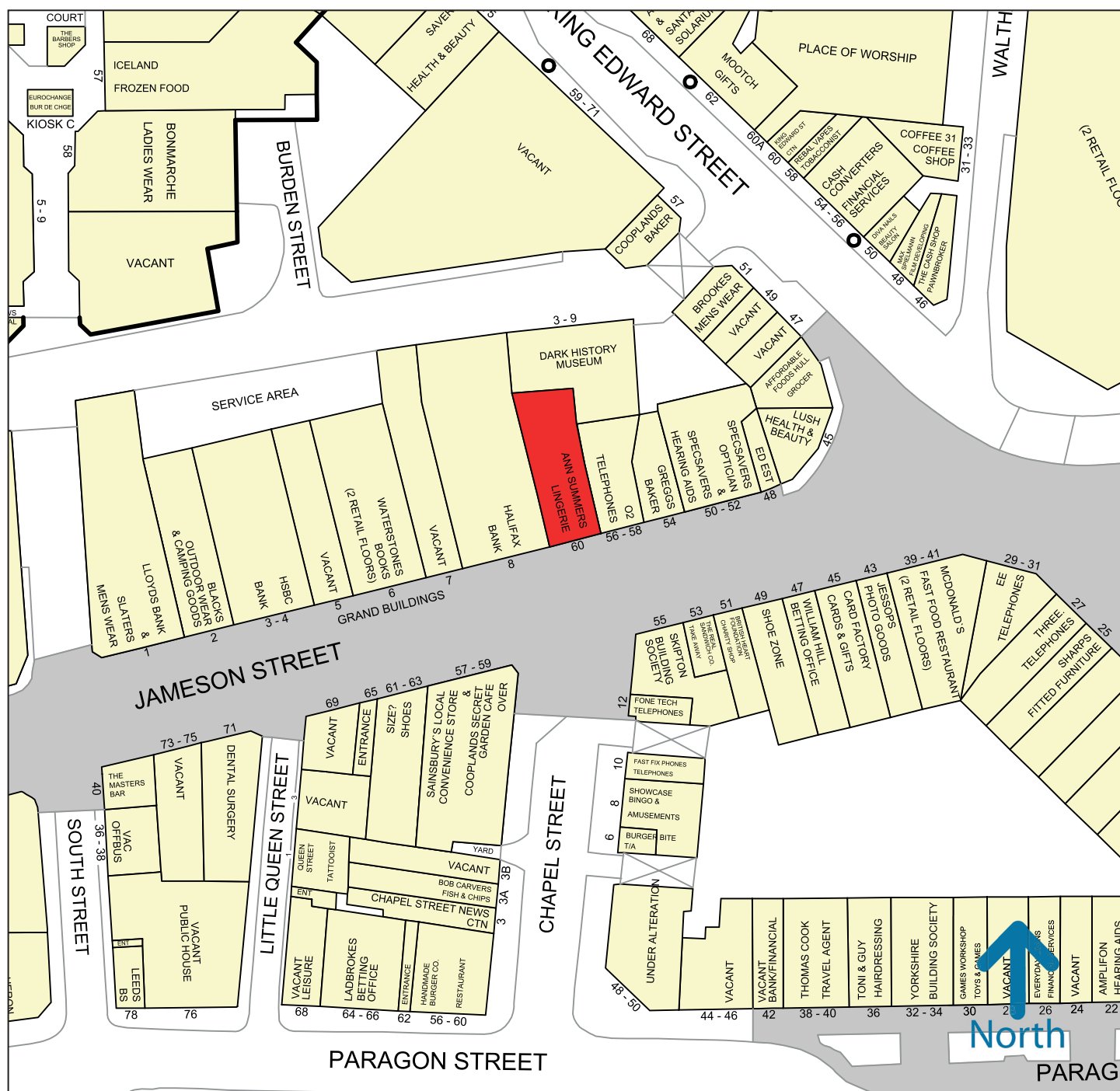
Hugh Ockleston of Ockleston Bailey

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## SUBJECT TO CONTRACT

HWO/eaw/020919



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