

# TO LET

## Unit 58 B & C The 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 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.

The Subject Premises are located opposite Wilko, and adjacent to Iceland, retailers in close proximity are Poundland, Clinton Cards, Goldsmiths and Pep & Co.

### Accommodation

Following sub division the premises will comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
<b>UNIT 58B</b>		
Ground Floor	2,457	228.3
First Floor	1,117	103.8
<b>UNIT 58C</b>		
Ground Floor	4,575	425.0
First Floor	1,773	164.7

### Rent

We are seeking rental offers in order of the following:

Unit 58B - £55,000 per annum exclusive

Unit 58C - £90,000 per annum exclusive

### Tenure

The units are offered on a new full repairing and insuring lease, for a term of years to be agreed.

### Business Rates

Unit 58B has a 2017 rateable value assessment of £39,000.

Unit 58C has a 2017 rateable value assessment of £85,000

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 2018 are approximately as follows:

Unit 58B - £17,113

Unit 58C - £25,201

### EPC

Energy Performance Asset Rating - Available on Request

### 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

Details prepared October 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

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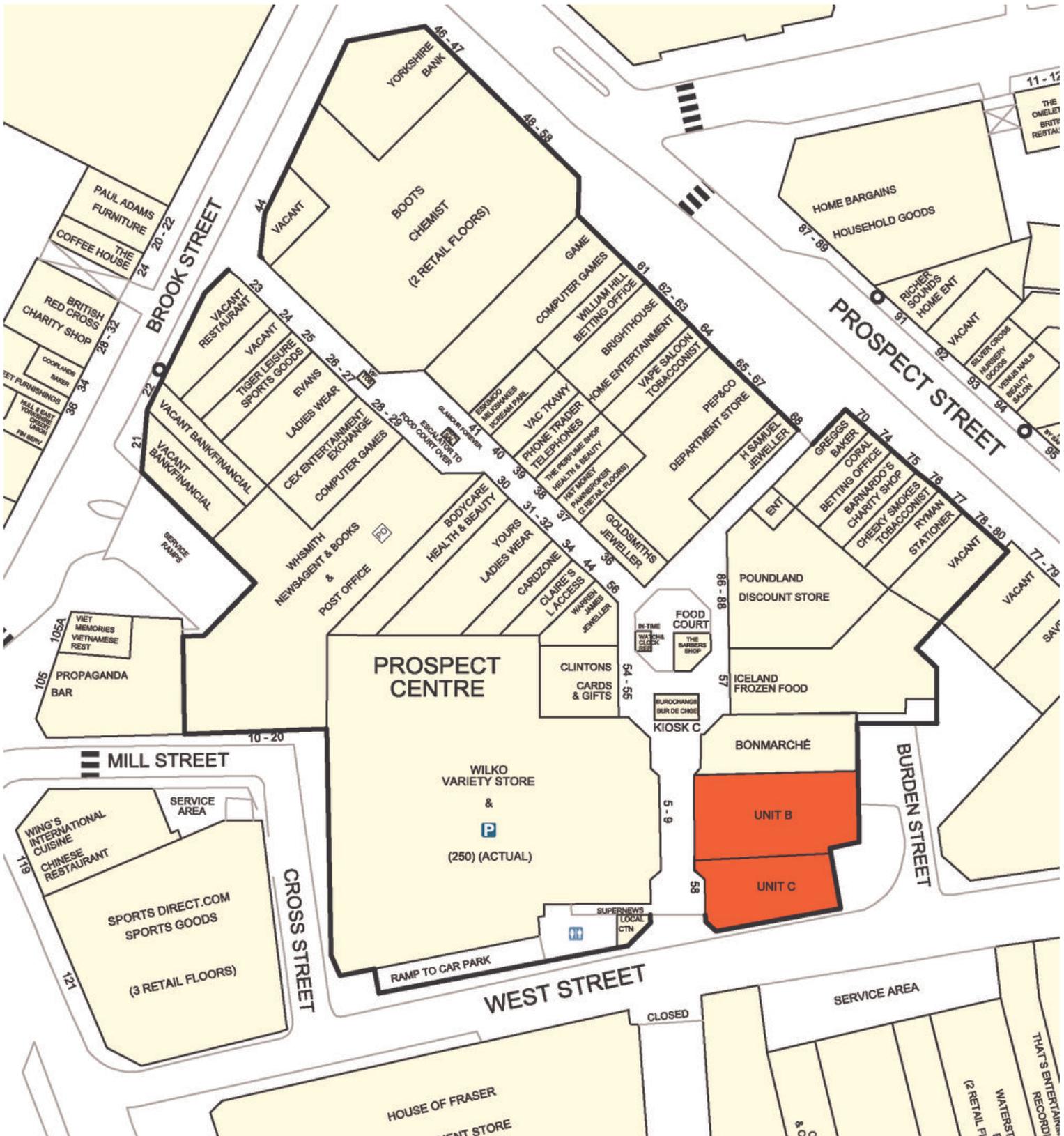
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