

# To Let



## Hull

Unit 25 King Edward Street, Queens House

Ground Floor: 1,267 sq ft (117.7 sq m)

Rent on Application

## Location & Description:

- Hull is East Yorkshire's principal city reportedly attracting 87% of its primary catchment.
- Queens House is a 133,705 sq ft (12,422 sq m) retail block located in the heart of Hull city centre.
- Major tenants include McDonalds, Barclays Bank, Virgin Money, Card Factory and GDK.
- The subject property occupies a central position on King Edward Street close to TUI Travel and Dr Martens, opposite Costa and Tesco Express.

### Demise:

Ground Floor 1,267 sq ft (117.7 sq m)

First Floor 521 sq ft (48.4 sq m)

Second Floor 209 sq ft (19.4 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £3,411.67.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £17,000.

### Date Prepared:

March 2025

### Contact Us:

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