



HIGH STREET PROPERTY / CLASS A1

59-71 King Edward Street, Hull



**TO
LET**

Rent: On application

Ground Floor Area

12,587 Sq ft / 1,169 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan News

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Location:

Hull is a city in East Yorkshire with an estimated residential population of 257,710. It is the dominant shopping destination within the region and with 3 major shopping centres (St Stephen's, Princes Quay and The Prospect Centre) plus a number of vibrant high streets including King Edward Street.

The premises are located in a busy high street location, adjacent to Savers and in close proximity to Home Bargains, Pep & Co, Greggs, Lush and Cooplands.

Demise:	Sq Ft	Sq M
Ground Floor	12587	1169.4
First Floor	13292	1234.9

Rent:

Upon application.

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £234,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

Details are available upon request.

EPC:

Energy Performance Asset Rating - D

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.

Date Prepared:

February 2020

Subject to Contract

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