

HULL

77 KING EDWARD STREET

RETAIL UNIT TO LET



LOCATION

The premises occupy a good secondary location within the city centre on King Edward Street. The Prospect Shopping Centre is located immediately adjacent with **Debenhams** and **St Stephen's Shopping Centre** close by. Tenant's along King Edward Street include **Boots**, **Savers**, **Woodhead Bakers**, **Herbert Brown Jewellers** and **Specsavers**.

ACCOMMODATION

The premises comprise the following approximate net internal dimensions and floor areas:

Internal Width	5.9 m	19 ft 5 in
Ground Floor Sales	99.4 sq m	1,070 sq ft
First Floor Ancillary	96.8 sq m	1,040 sq ft
Second Floor	53.9 sq m	580 sq ft

RENT

£37,500 per annum exclusive.

TENURE

The premises are available by way of a new 10 year full repairing and insuring lease, subject to an upward only rent review in year 5.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that this property is subject to the following assessment:

Rateable Value £34,250

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents quoted are exclusive of VAT.

VIEWING

Viewing is strictly via Central Retail:

Contact: James Crosbie - james@central-retail.co.uk

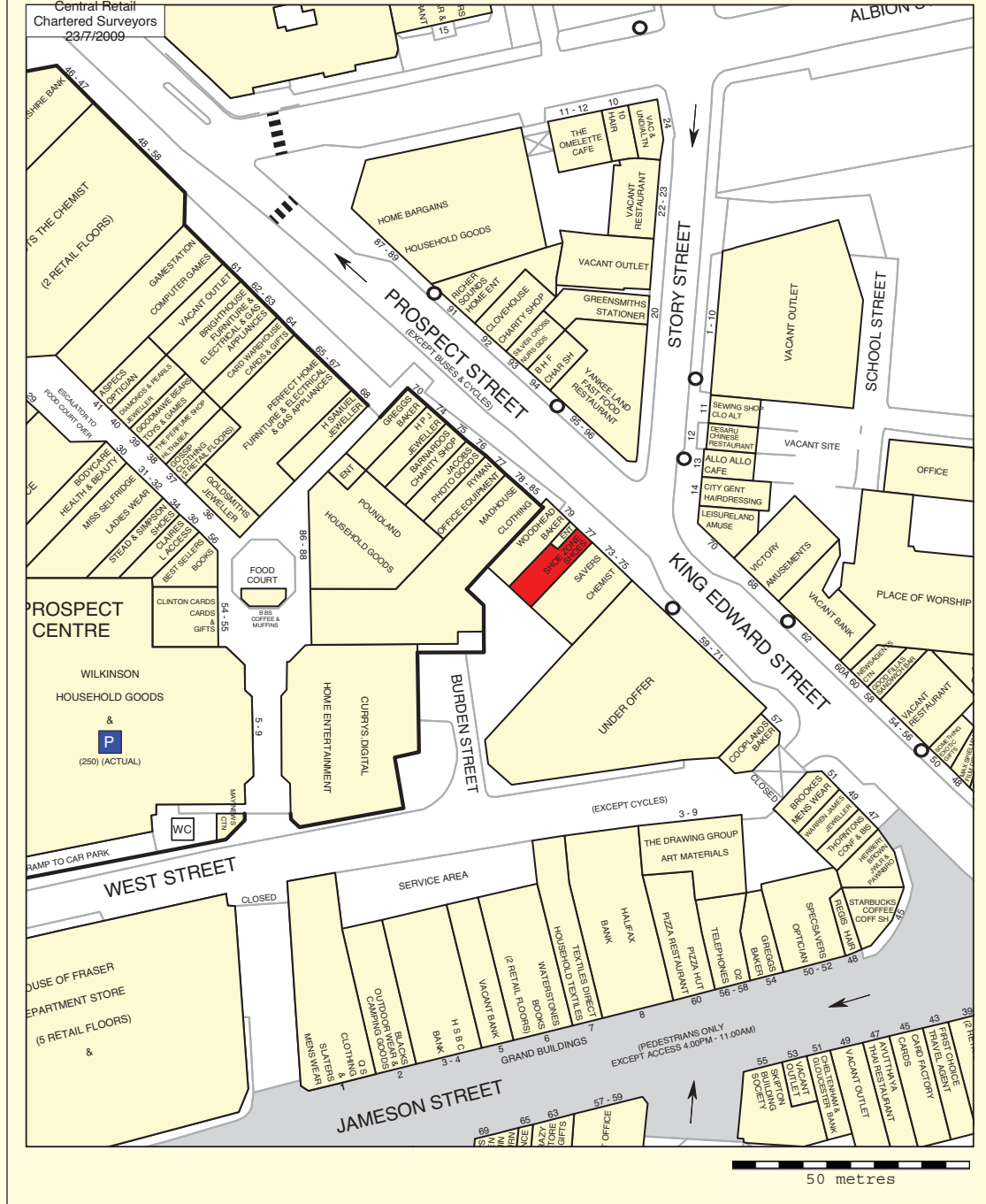
Or our joint agents, DTZ:

Mark Proudlove - 0113 2338867

SUBJECT TO CONTRACT



Hull



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 0845 6016011
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