



QUEENS HOUSE

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1-31 King Edward St, 39-55 Jameson St  
12-50 Paragon St, 6-12 Chapel St  
HU1 3ND

Occupiers Include





# QUEENS HOUSE

## OVERVIEW



TESCO  
*Extra*

St Stephen's  
Shopping Centre

Hull Paragon Station

Prospect  
Shopping Centre

Hammonds  
of Hull

Albion Square  
Development

Bonus Arena

Kingston  
Retail Park

Railway  
Dock Marina

Princes Quay

Hull City  
Hall

Glass House  
Apartment Block,  
Queens Gardens

Queen's Gardens

River Hull

Blackfriargate  
Development

Humber  
Dock Marina

### DESCRIPTION

The property fronts onto Queen Victoria Square & has frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street. King Edward Street and Jameson Street are fully pedestrianised and adjoin Albion Square which is a £96m development currently under construction providing 226 residential units with a mix of retail and leisure facilities and ancillary car parking.

Queens House looks across Queen Victoria Square which is at the heart of Hull's cultural centre. The likes of Hull City Hall Theatre, Ferens Art Gallery and the Hull Maritime Museum are also located in the square. Hull Maritime Museum is currently undergoing a multi million pound refurbishment, funded by Hull City Council and the National Lottery Heritage Fund in order to preserve its heritage and attract new visitors.

The property is a short walking distance from Hull Interchange which provides a regular train service throughout the UK and frequent bus services throughout the Humberside region and beyond.

### RATEABLE VALUE

Properties in Queens House are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

### SERVICE CHARGE & INSURANCE

Information provided upon application.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



**605k** Primary Catchment  
within a 10 minute drive time



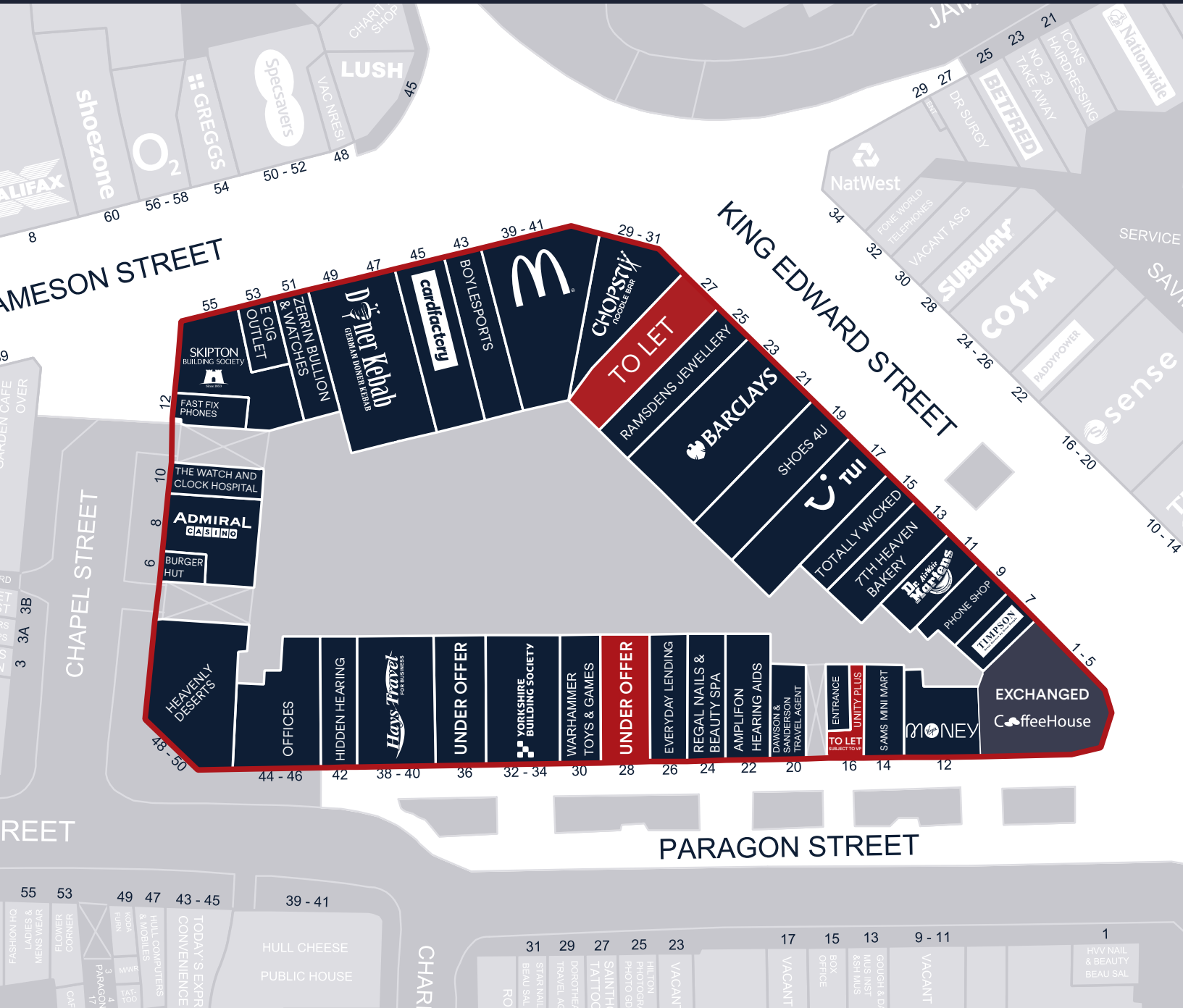
**133,705** sq.ft  
Total development



**39**  
Lettable units on site



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What Three Words



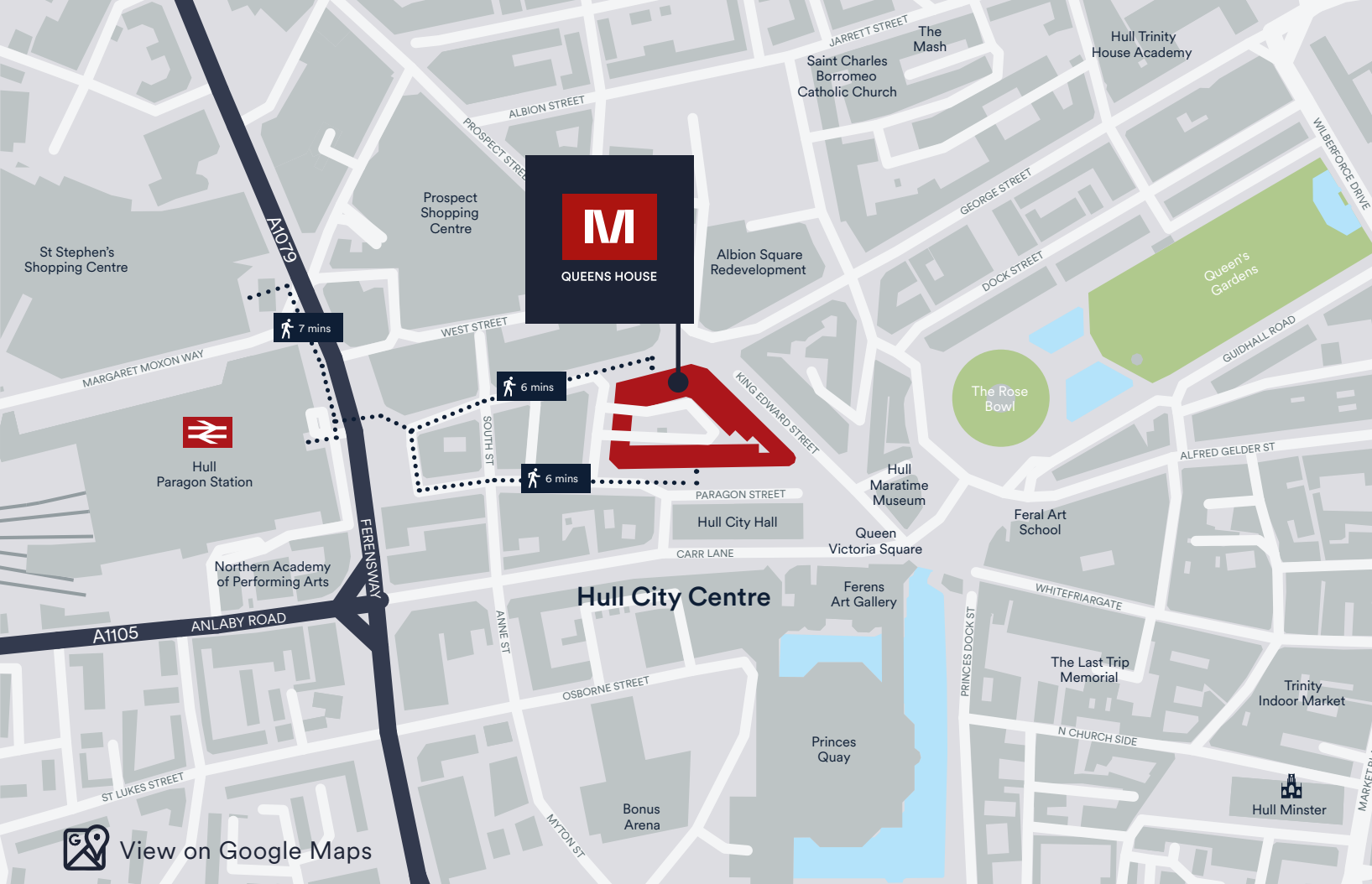
| UNIT 16<br>PARAGON STREET <small>Subject to VP</small> | sq.ft        | sq.m         |
|--------------------------------------------------------|--------------|--------------|
| Ground Floor                                           | 415          | 38.6         |
| First Floor                                            | 754          | 70.0         |
| <b>TOTAL</b>                                           | <b>1,169</b> | <b>108.6</b> |
| RENT                                                   | POA          |              |
| RATEABLE VALUE                                         | £9,600       |              |
| SERVICE CHARGE                                         | TBC          |              |
| INSURANCE                                              | TBC          |              |
| EPC                                                    | C            |              |

| UNIT 28<br>PARAGON STREET | sq.ft        | sq.m         |
|---------------------------|--------------|--------------|
| Ground Floor              | 1,208        | 112.2        |
| First Floor               | 1,469        | 136.5        |
| <b>TOTAL</b>              | <b>2,677</b> | <b>248.7</b> |
| RENT                      | POA          |              |
| RATEABLE VALUE            | £26,500      |              |
| SERVICE CHARGE            | TBC          |              |
| INSURANCE                 | TBC          |              |
| EPC                       | C            |              |

| UNIT 27<br>KING EDWARD STREET | sq.ft        | sq.m         |
|-------------------------------|--------------|--------------|
| Ground Floor                  | 1,716        | 163.6        |
| First Floor                   | 991          | 92           |
| Second Floor                  | 428          | 36.7         |
| <b>TOTAL</b>                  | <b>3,135</b> | <b>219.2</b> |
| RENT                          | POA          |              |
| RATEABLE VALUE                | £25,750      |              |
| SERVICE CHARGE                | £2,547.46    |              |
| INSURANCE                     | £407.64      |              |

# M QUEENS HOUSE





## LOCATION

The property is located in the city of Kingston-Upon-Hull, the principal commercial and retail centre of East Yorkshire.

The city of Hull benefits from excellent road communications, connecting to the M62 motorway via the A63 trunk road at Junction 38, which links the town to Leeds and Manchester. The M62 links to the M1 and M6 which leads to the South of England. Hull is served by frequent rail services to Leeds, Sheffield & London. Humberside airport, offering domestic and international flights, is also close by.

## SERVICES



Bicycle Parking



Service Area



Ample  
Parking Spaces



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**Viewing**  
Strictly via prior appointment  
with the appointed agents:



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