TO LET

Unit 16

Ground and First Floor

1,169 sq.ft

(108.6 sq.m)



CoffeeHouse
OPENING DECEMBER 2026
167 yards away

UNIT 16

Paragon Street
Queens House, Hull
HU1 3ND

Occupiers Include

QUEENS HOUSE

UNIT 16

LOCATION
Queens House is a prominent, landmark block in the heart of Hull city centre, located in between the city's trio of covered shopping centres (Princes Quay, Prospect Centre and St Stephen's). With frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street, Queens House is one of the busiest and most prominent pitches in the city with major tenants including McDonalds, Barclays, Card Factory, GDK, Card Factory and Hays Travel.

DESCRIPTION
The subject property occupies a central position on Paragon Street close to Virgin Money, Dawson & Sanderson, Yorkshire Building Society and Warhammer. VP in June 2026.

ACCOMMODATION
Ground Floor - 415 sq.ft (38.6 sq.m)
First Floor - 754 sq.ft (70 sq.m)
Total Area - 1,169 sq.ft (108.6 sq.m).

RENT
£12,500 per annum + VAT

RATEABLE VALUE
Rateable Value (April 2026) - £9,600. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

SERVICES
All mains services are available.

SERVICE CHARGE & INSURANCE
Service Charge: TBC
Insurance: TBC.

ENERGY PERFORMANCE
Rating: C. Further information available upon request.

PLANNING
It is the ingoing 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.





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Retail Units On-Site

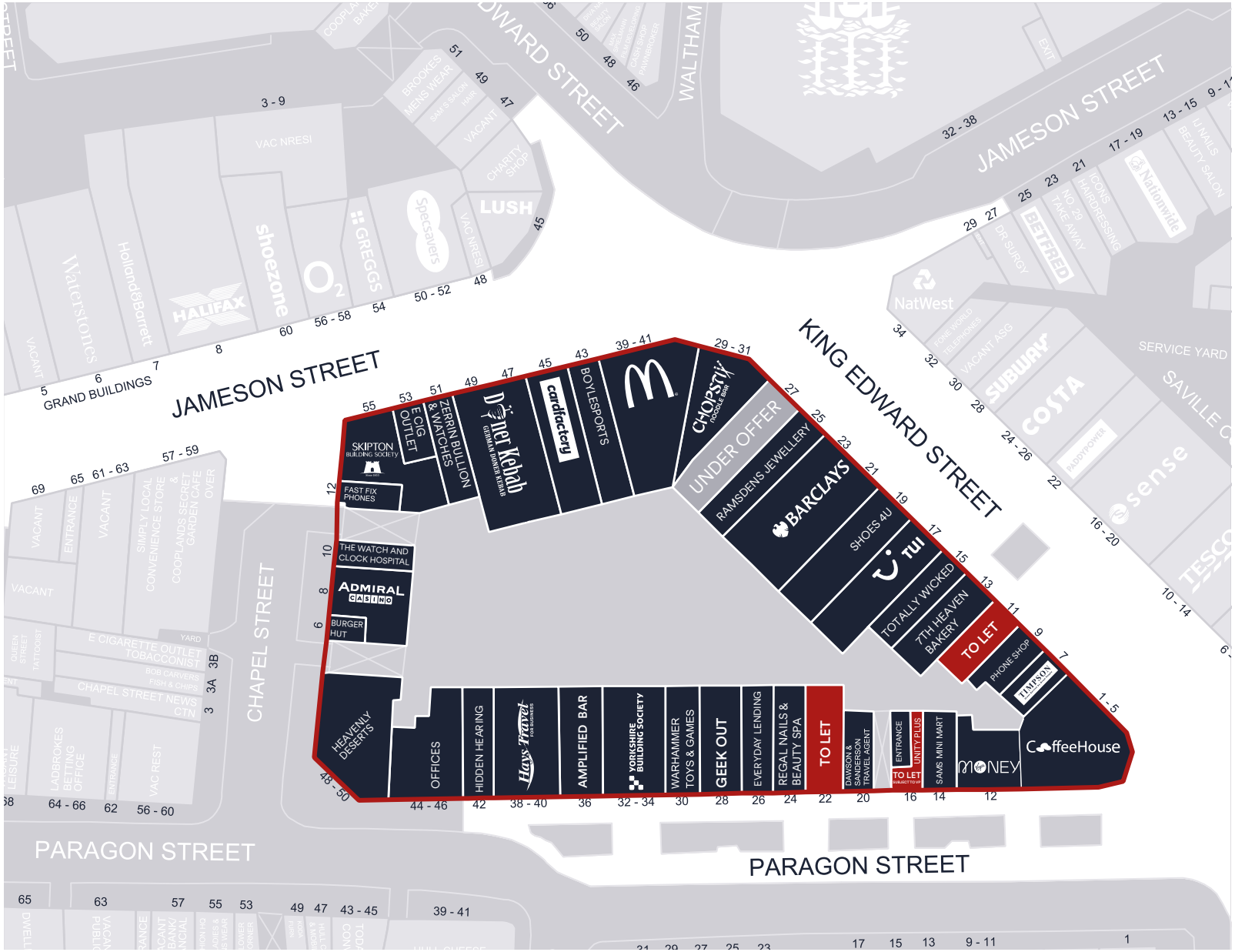
133,705 sq.ft
Total Area

What Three Words
rods.choice.drank

QUEENS HOUSE

SITE PLAN

mcoreproperty.com





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