

23 Jameson Street,  
Hull, HU1 3HR

# TO LET

Ground & first floor takeaway available  
immediately on new lease terms

Total accommodation extending to  
approx. 109.53 sq m (1,179 sq ft)

Full height shop frontage with a net  
frontage of 4.5m (14' 9")

Eligible for small business rates relief

Permitted Suis Generis/Takeaway use

Nearby occupiers include Betfred,  
Nationwide, Natwest & McDonalds

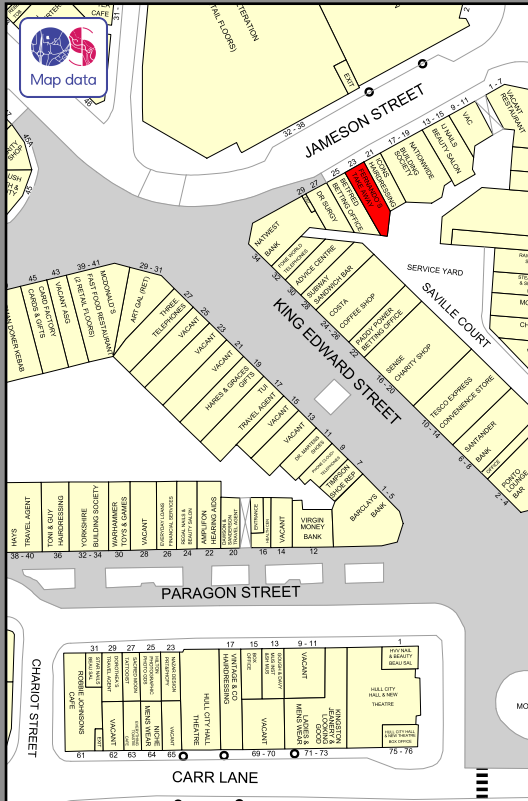
Guide Rent £12,000 p.a.e.  
(£1,000 pcm)

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is situated on the south side of Jameson Street between King Edward Street and Bond Street within Hull city centre. The property is situated within the main retailing area, near to the Prospect Shopping Centre and opposite the Albion Square Development.

The parade includes a mix of national and local occupiers such as Natwest, Betfred and Nationwide.

The accommodation comprises a ground floor takeaway with customer seating, a fitted kitchen, preparation area and stores. The upper floors provide customer WC's and ancillary storage. The shop unit is secured with an electric roller shutter.

## ACCOMMODATION

The ground floor has a net frontage of 4.5m (14' 9") to a depth of 9m (30' 0").

Ground floor	80 sq m	(861 sq ft)
First floor	29.53 sq m	(318 sq ft)
Second floor	Not Measured	
<b>Total</b>	<b>109.53 sq m</b>	<b>(1,179 sq ft)</b>

## LEASE TERMS

The premises are offered to let for a minimum term of 3 years on an effective full repairing and insuring basis at a guide rent of £12,000 per annum exc.

## RATEABLE VALUE

The property is described as 'Restaurant & Premises' with a Rateable Value of £10,750 (effective April 2023). Under current legislation, an eligible occupier may benefit from small business rates relief subject to the tenant's status.

## LEGAL COSTS

The incoming tenant will be responsible for both parties reasonable legal fees incurred in this transaction.

**ENERGY PERFORMANCE RATING: C (57)**

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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