

14 Paragon Street,
Hull, HU1 3ND

TO LET

Regular shaped sales area
66 sq m (710 sq ft)

Internal shop front width 5m (16' 4")
to a gross depth of 13m (42' 6")

Total area 116 sq m (1,248 sq ft)

Prime pedestrianised pitch
opposite Hull City Hall

Nearby occupiers include
Virgin Money, Barclays, Amplifon
and Toni & Guy

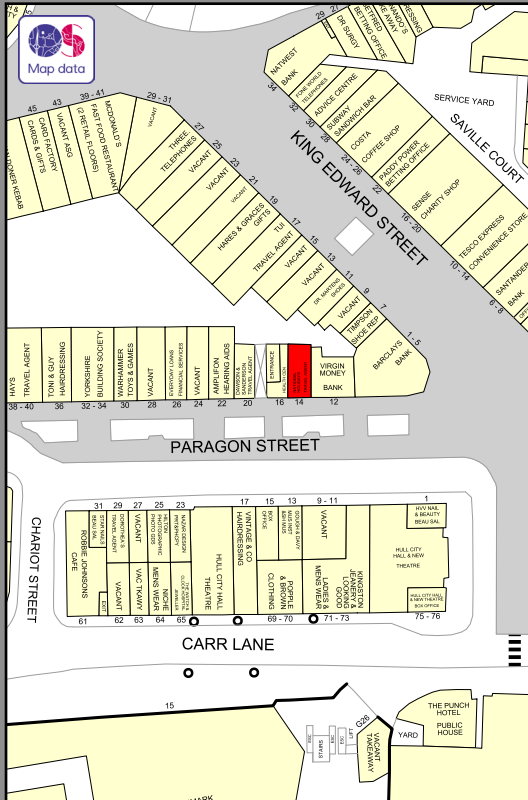
Guide Rent £22,500 p.a.exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The shop occupies a prominent position on Paragon Street, a primary retail location in Hull city centre, linking to Queen Victoria Square and running parallel to Jameson Street. Conveniently positioned for all central area amenities and the transport interchange.

The property is shown red on the Goad plan.

The mid-terrace retail unit forms part of an established parade with a range of national occupiers present including Barclays, Virgin Money and Amplifon. The accommodation comprises ground floor main sales with stairs leading to first floor ancillary storage and staff facilities and a rear service yard for loading/unloading.

The unit benefits from a full height shop front. On-street parking is available.

ACCOMMODATION

Ground Floor	Main Sales	66 sq m	(710 sq ft)
First Floor	Ancillary Storage/Staff Facilities	50 sq m	(538 sq ft)
Total		116 sq m	(1,248 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £16,250 effective 1 April 2023.

LEASE TERMS

The property is offered To Let on effective full repairing and insuring terms at a guide rent of £22,500 per annum exclusive.

A service charge is payable of £1,733.44 (2023-2024 budget).

VAT is applicable on all chargeable supplies.

LEGAL COSTS

The incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

ENERGY PERFORMANCE RATING: Awaiting reassessment

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302.
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