

Unit 2, Grand Buildings

Jameson Street, Hull, HU1 3JX



City centre retail unit - Ground floor sales 201 sq m (2,164 sq ft) / Total area 217.4 sq m (2,340 sq ft)

Prime pedestrianised pitch between Lloyd Bank, Slaters Menswear and HSBC.

Available immediately on new full repairing and insuring terms

Guide Rent £40,000 p.a.exclusive

Scotts
01482 325634

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City Centre Retail Unit To Let

Location

The subject property is located on the north side of Jameson Street in Hull City Centre, a prime pedestrianised retail pitch between Lloyds Bank and HSBC - see goad.

The property has nearby links to the transport interchange, Prospect Centre and the St Stephens Shopping Centre. Other national occupiers along Jameson Street include Waterstones, Halifax, Holland and Barrett, Specsavers, Greggs, TSB and McDonald's.

Description

The premises form part of Grand Buildings, a terrace of nine modern retail units. The unit has a regular shaped sales area with an internal width of 6.8m (22'3") by a maximum depth of 30m (98'5"). The unit benefits from a full height shop front with an internal security shutter.

Accommodation

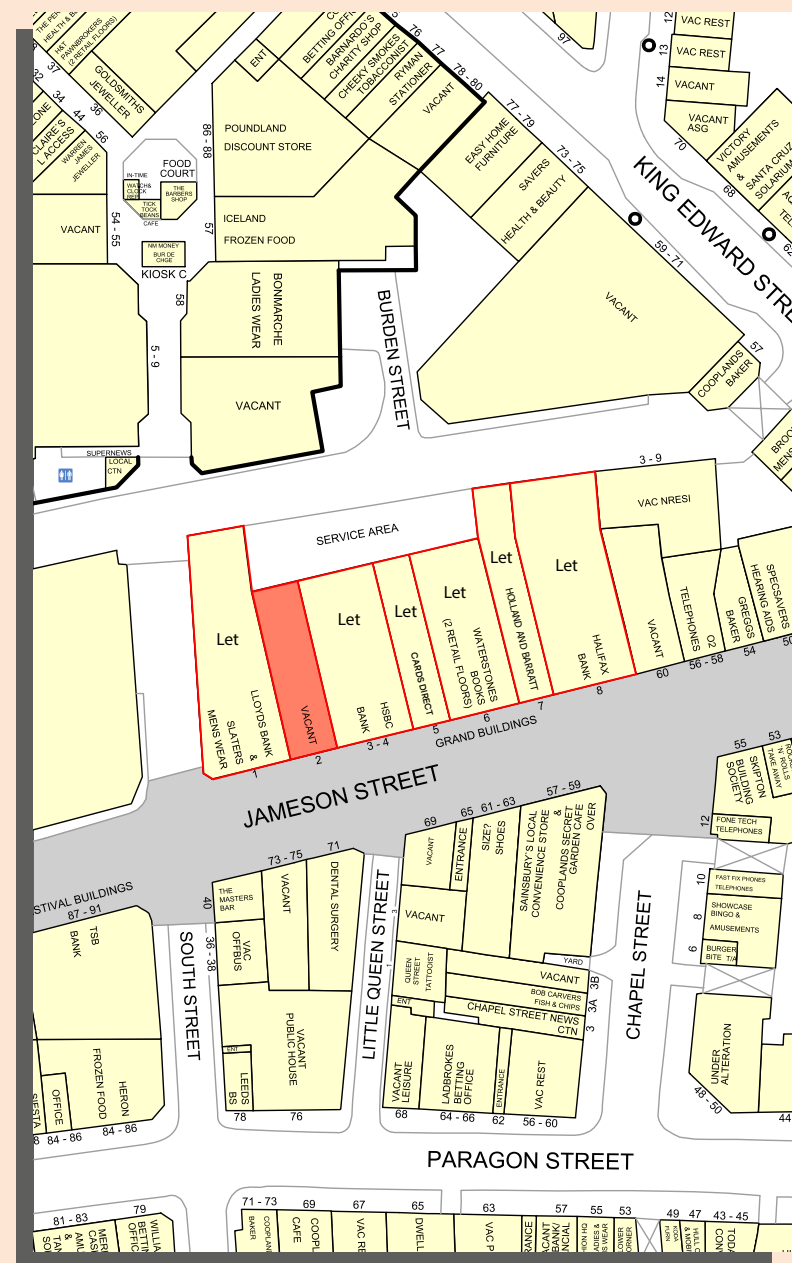
Ground Floor Sales	201 sq m	(2,164 sq ft)
First Floor Office	16.4 sq m	(176 sq ft)

Rateable Value

The property is described as 'Shop and Premises' with a Rateable Value of £34,500 (2026 Rating List).

Disposal Terms

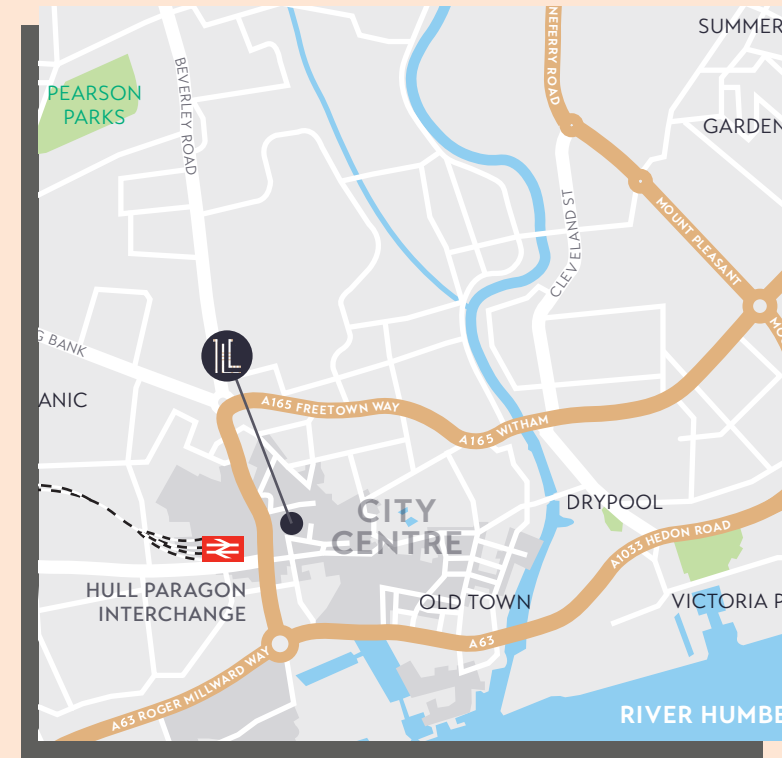
The premises are available To Let under a new effective Full Repairing and Insuring (FRI) lease at a guide rent £40,000 per annum exclusive. The property is subject to a service charge.



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Energy Performance Rating C (61) - valid until 26/11/30

Legal Costs

The incoming tenant will be responsible for its own and the landlords reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

Further Information And To View

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