Ground Floor, 57 - 59 Jameson Street
Hull, HU1 3JF

TO LET (MAY SELL)

Substantial retail premises in prime position of c.345 sq m (3,715 sq ft)

Currently partitioned to provide sales of c.240 sq m (2,585 sq ft) plus rear staff, admin and stores

Prime position near Specsavers, Greggs, Holland & Barrett, HSBC

Available on a new lease by negotiation

A sale to include the upper floor café premises may be considered

All Enquiries to
chris@scotts-property.co.uk

Scotts
01482 325634



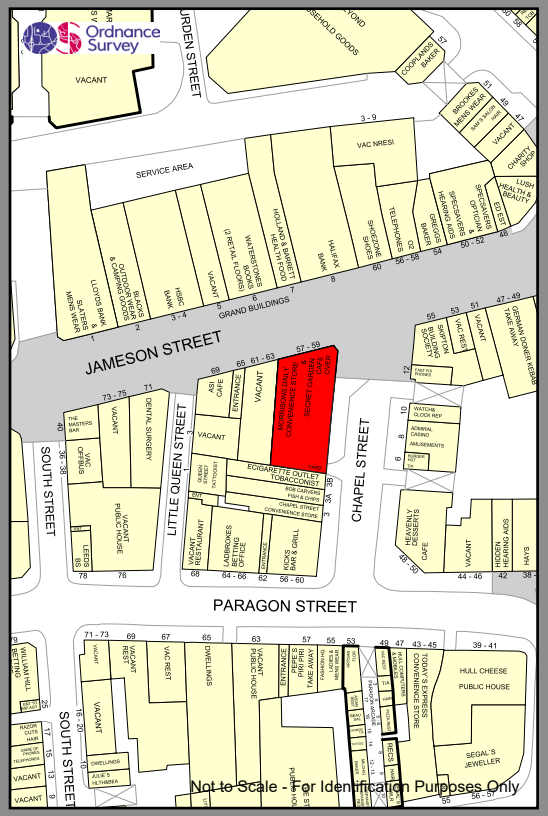






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LOCATION

The shop occupies a prominent corner position on the pedestrianised Jameson Street, a prime city centre pitch linking King Edward Street to Hull's Transport Interchange and St Stephen's shopping centre. The property is shown outlined in red on the Goad plan. The upper floors have a separate front entrance off Jameson Street with a lift and stairs providing access to the first floor former Secret Garden Café.

Nearby occupiers include McDonalds, German Doner Kebab, Specsavers, Holland & Barrett, Waterstones and HSBC. Please see the Goad.

ACCOMMODATION

Ground floor retail unit - total	c.345 sq m	(3,715 sq ft)
Currently partitioned to provide sales of	c.240 sq m	(2,585 sq ft)

with the balance attributed to the rear ancillary staff, admin and stores.

Attached is a layout plan associated with the recent use and occupation as a convenience store. This shows the current retail space outlined in red. The floor plate of the property is outlined in blue.

RATEABLE VALUE

The ground floor is described as 'Shop & Premises' at RV £53,500 (2026 rating list).

DISPOSAL TERMS

The ground floor is available To Let on a new effective full repairing and insuring lease by negotiation.

There may be scope to purchase the freehold interest in the property in its entirety which is currently subject to a lease of the upper floors until March 2030 at a rent payable from March 2025 of £40,529 per annum. The lease is held by Coopland & Sons (Scarborough) Limited. The café is not operating at present so a surrender of the lease may be possible should a party require full vacant possession.

LEGAL COSTS

In the event of a lease of the ground floor, the ingoing tenant will be responsible for the landlord's legal fees incurred. In the event of a sale, each party will pay its own legal costs. An acquiring party will be responsible for any Stamp Duty Land Tax that may be payable.

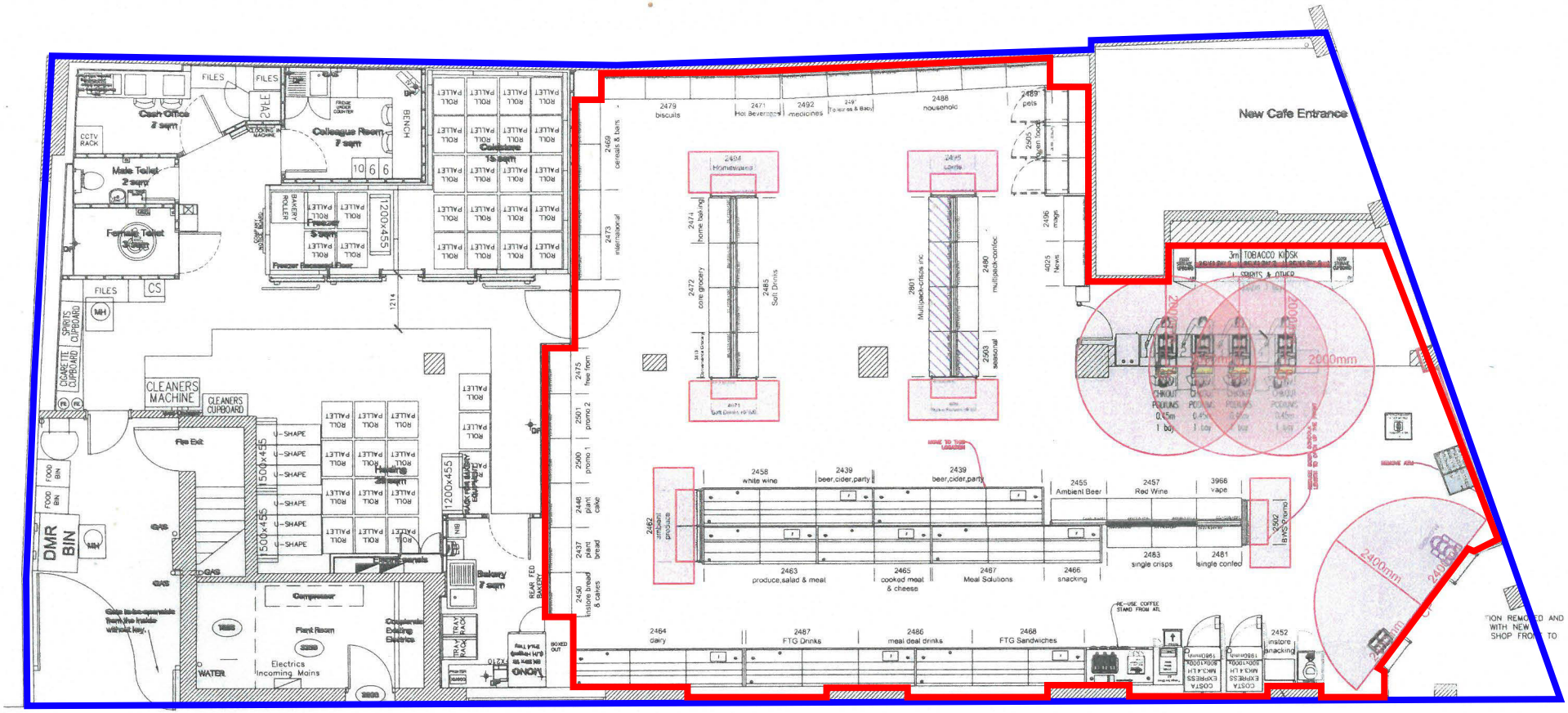
ENERGY PERFORMANCE RATING: Ground Floor 'B'/Upper Floors 'C'

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Rose Cardwell rose@scotts-property.co.uk 07739 590596

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Not to Scale - For Identification Purposes Only











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