

# TO LET

Unit 43, 24  
Prospect Centre  
Hull



## Location

The Prospect Shopping Centre is one of the principal shopping destinations in Hull, providing 222,000 sq ft of covered retail accommodation. The scheme attracts over 6 million visitors per year and has over 40 stores let to the likes of Boots, WH Smith, Evans, Yours, Pep & Co, Clintons, Poundland and Game.

The scheme also has a 250 space car park.

The subject premises occupy a prominent position opposite Boots and adjacent to Tiger Leisure (Hull City FC shop) with Bodycare, Perfume Shop, Game and Yours all in close proximity.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,185	110.1
First Floor Ancillary	825	76.7

## Rent

We are seeking rental offers in the order of £28,000 per annum exclusive.

## Tenure

The premises are available by way of new effectively full repairing and insuring lease for a term to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £22,500. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £9,415.

## EPC

Energy Performance Asset Rating - C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared November 2018

**Viewing Strictly through the joint letting agents.**

Barker Proudlove

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