



£25 MILLION PUBLIC REALM IMPROVEMENT WORKS TO COMPLETE JANUARY 2017

LOCATION

The store occupies one of the most prominent sites in the city at the junction of King Edward Street and Jameson Street on the main shopping circuit between Princes Quay, Whitefriar Gate, The Prospect Centre and St Stephen's Shopping Centre.

Following completion of the current public realm works (expected January 2017), the store will face onto a new public square, King Edward Square.

ACCOMMODATION

The premises comprise the following approximate dimensions and gross internal floor areas:-

Gross Frontage	20.29 m	66 ft 7 in
Net Frontage	19.89 m	65 ft 3 in

Ground Floor Sales	2,776.03 m ²	29,882 sq ft
First Floor Sales	2,115.33 m ²	22,770 sq ft
Second Floor Anc	1,347.05 m ²	14,500 sq ft

Consideration will be given, to lettings of part, further details available upon request.

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

On application.

BUSINESS RATES

Rateable Value	£380,000
UBR (2016/17)	49.7p

Interested parties should confirm this with the local authority, 01482 300 300.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band F. A copy of the Report is available on request.

LEGAL COSTS

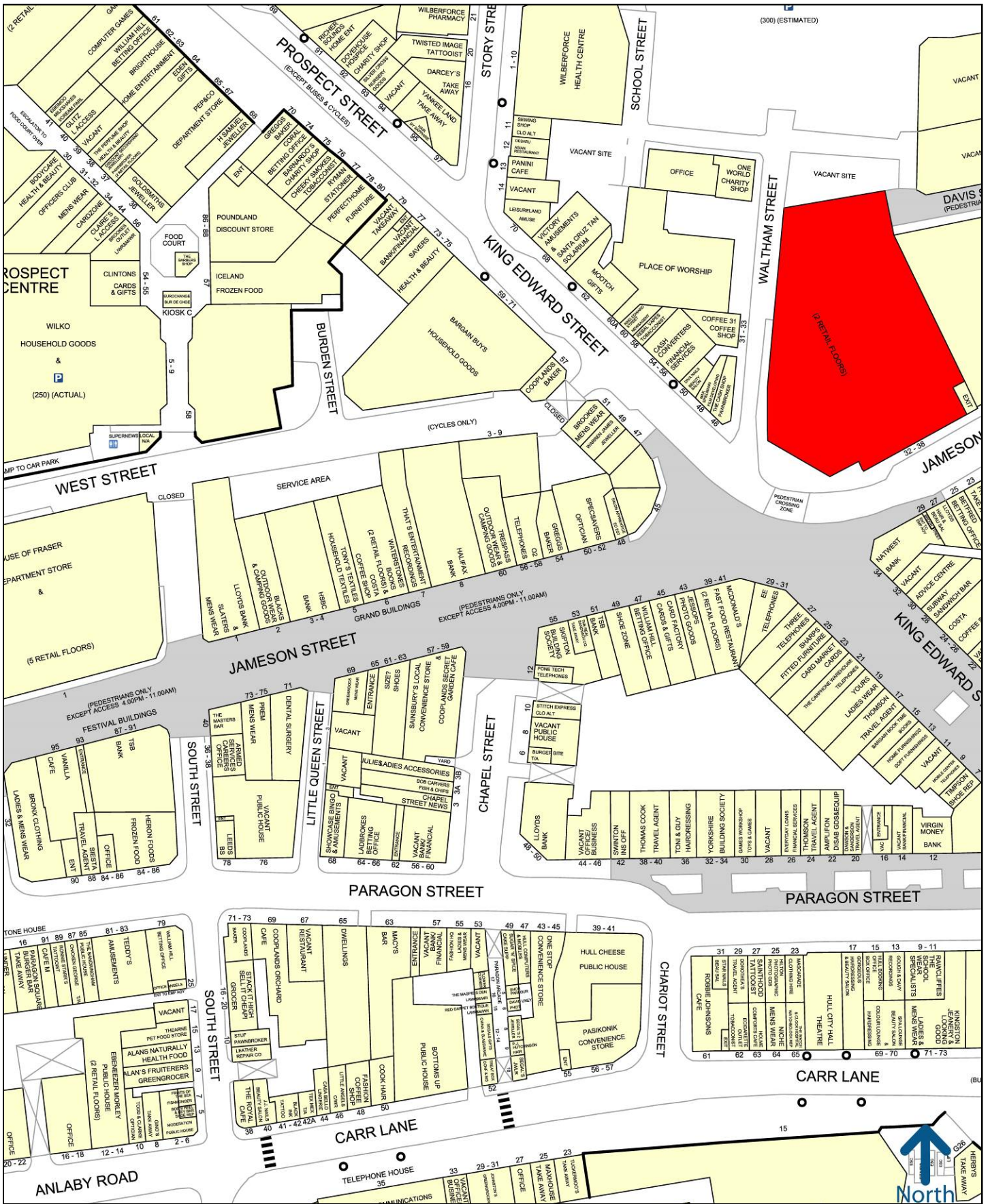
Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT
OCTOBER 2016**

VIEWING

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FORMER BHS, 32-38 JAMESON STREET, HULL



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