



# QUEENS HOUSE

1-31 King Edward St, 39-55 Jameson St  
12-50 Paragon St, 6-12 Chapel St  
HU1 3ND

// rods.choice.drank

Occupiers Include

TUI  
cardfactory

M

Dr. Martens

BARCLAYS  
Hays Travel  
FOR BUSINESS



# M QUEENS HOUSE

## DETAILS

### DESCRIPTION

The property fronts onto Queen Victoria Square & has frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street. King Edward Street and Jameson Street are fully pedestrianised and adjoin Albion Square which is a £96m development currently under construction providing 226 residential units with a mix of retail and leisure facilities and ancillary car parking.

Queens House looks across Queen Victoria Square which is at the heart of Hull's cultural centre. The likes of Hull City Hall Theatre, Ferens Art Gallery and the Hull Maritime Museum are also located in the square. Hull Maritime Museum is currently undergoing a multi million pound refurbishment, funded by Hull City Council and the National Lottery Heritage Fund in order to preserve its heritage and attract new visitors.

The property is a short walking distance from Hull Interchange which provides a regular train service throughout the UK and frequent bus services throughout the Humber side region and beyond.

### RATEABLE VALUE

Properties in Queens House are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

### SERVICE CHARGE & INSURANCE

Information provided upon application.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



**605k** Primary Catchment  
within a 10 minute drive time



**133,705 sq.ft**  
Total development



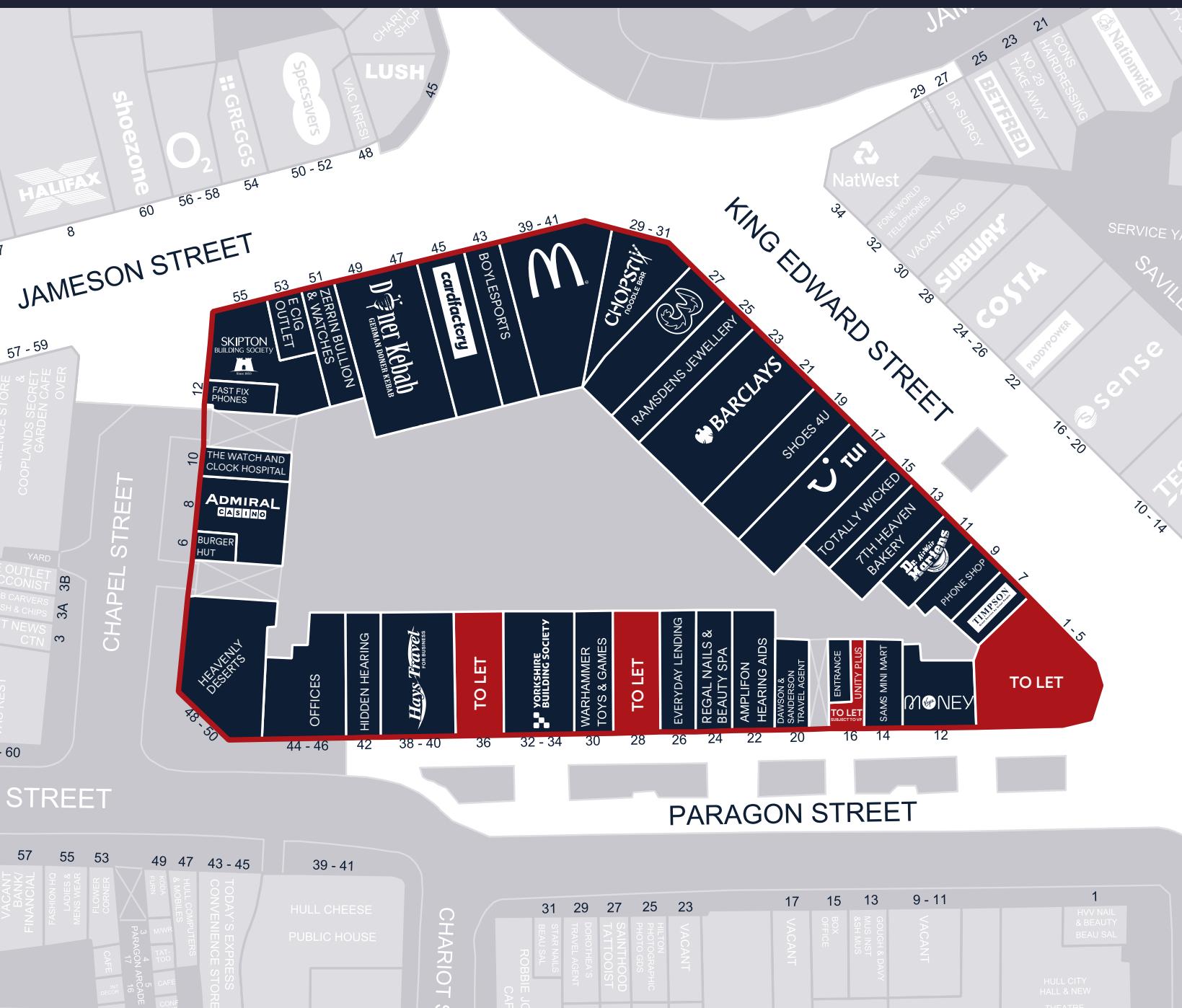
**39**  
Lettable units on site



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What Three Words

M

# QUEENS HOUSE



# AVAILABLE UNITS

UNIT 1-5 & 2-8 PARAGON STREET	sq.ft	sq.m
Ground Floor	2,660	247
First Floor	1,847	172
RENT	POA	
RATEABLE VALUE	Based on 4 floors	£68,500
SERVICE CHARGE	Based on 4 floors	TBC
INSURANCE		TBC
EPC		D

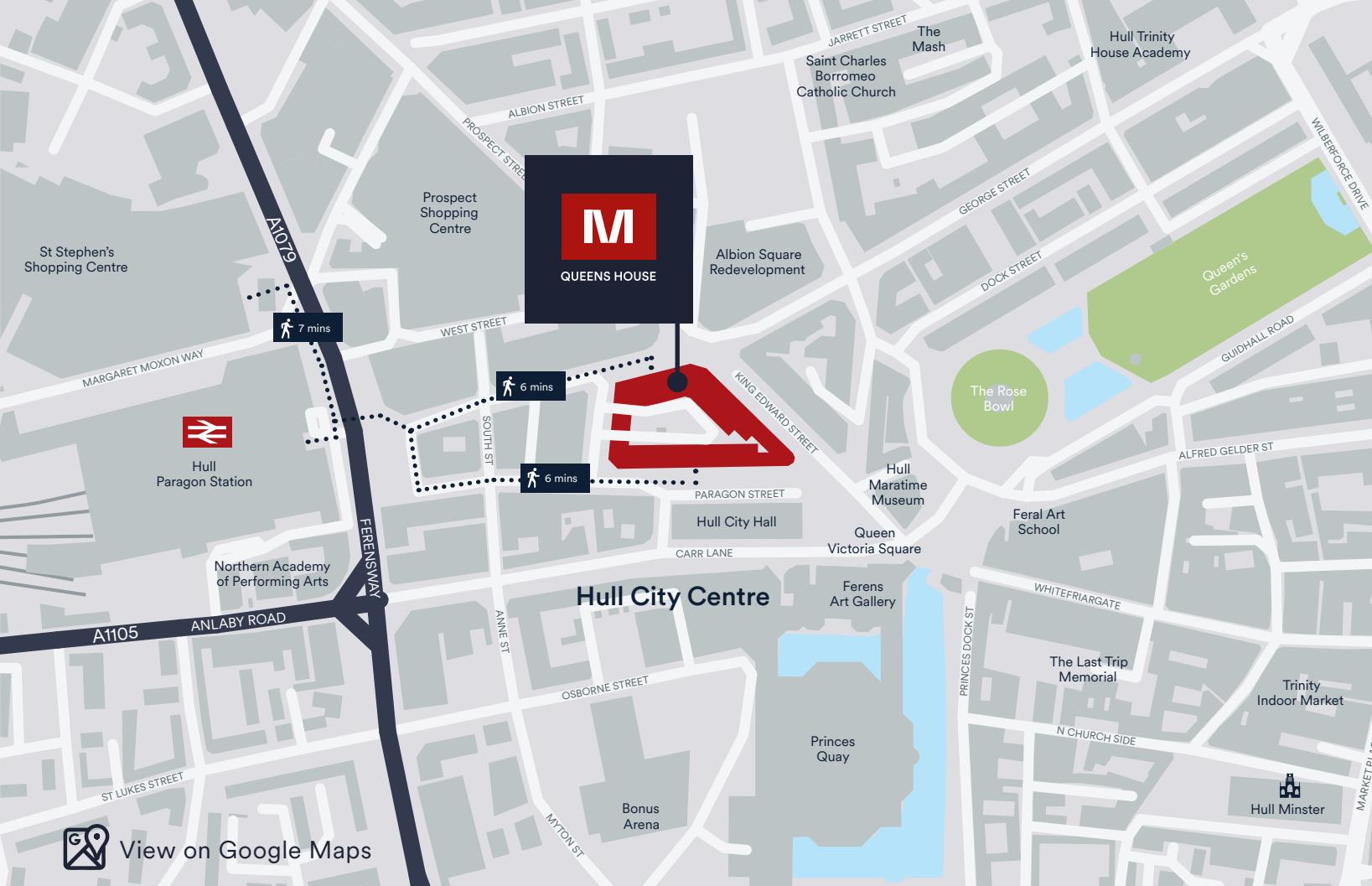
UNIT 16 PARAGON STREET	Subject to VP	sq.ft	sq.m
Ground Floor		415	38.6
First Floor		754	70.0
TOTAL		1,169	108.6
RENT		POA	
RATEABLE VALUE		£9,600	
SERVICE CHARGE		TBC	
INSURANCE		TBC	
EPC		C	

UNIT 28 PARAGON STREET	sq.ft	sq.m	
Ground Floor	1,208	112.2	
First Floor	1,469	136.5	
TOTAL		2,677	248.7
RENT		POA	
RATEABLE VALUE		£26,500	
SERVICE CHARGE		TBC	
INSURANCE		TBC	
EPC		C	

UNIT 36 PARAGON STREET	sq.ft	sq.m	
Ground Floor	1,330	123.56	
First Floor	739	68.65	
TOTAL		2,069	192.21
RENT		POA	
RATEABLE VALUE		£27,500	
SERVICE CHARGE		TBC	
INSURANCE		TBC	
EPC		C	

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## LOCATION

The property is located in the city of Kingston-Upon-Hull, the principal commercial and retail centre of East Yorkshire.

The city of Hull benefits from excellent road communications, connecting to the M62 motorway via the A63 trunk road at Junction 38, which links the town to Leeds and Manchester. The M62 links to the M1 and M6 which leads to the South of England. Hull is served by frequent rail services to Leeds, Sheffield & London. Humberside airport, offering domestic and international flights, is also close by.

## SERVICES



Bicycle Parking



Service Area



Ample  
Parking Spaces



**Tom Percy**

020 7233 5255  
07385 668 043  
TPercy@lcpproperties.co.uk

### Viewing

Strictly via prior appointment  
with the appointed agents:



**Steve Henderson**

0113 388 4848  
07870 999618  
steveh@barkerproudlove.co.uk



**Richard Webster**

07739 680472  
rw@newnswebster.com

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