



# TO LET

Unit 1-5  
Ground and First Floor

4,507 sq.ft  
(418.7 sq.m)



**M**

**UNIT 1-5**

King Edward Street  
Queens House, Hull  
HU1 3ND

Occupiers Include



Hays Travel  
FOR BUSINESS



# QUEENS HOUSE

UNIT 1-5

## LOCATION

Queens House is a prominent, landmark block in the heart of Hull city centre, located in between the city's trio of covered shopping centres (Princes Quay, Prospect Centre and St Stephen's). With frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street, Queens House is one of the busiest and most prominent pitches in the city with major tenants including McDonalds, Barclays, Card Factory, GDK, Card Factory and Hays Travel.

## DESCRIPTION

The subject unit is situated on the corner of King Edward Street and Paragon Street and is suitable for either retail or food & beverage uses, with nearby occupiers including Dr Martens, Ponto Lounge, Tui, Costa, Virgin Money, Subway and Tesco Express. Opportunity to be taken as ground and first floor.

## ACCOMMODATION

Ground Floor - 2,660 sq.ft (247 sq.m)  
First Floor - 1,847 sq.ft (172 sq.m)  
Total Area - 4,507 sq.ft (418.7 sq.m)

## RENT

Price on application.

## RATEABLE VALUE

Rateable Value (April 2026) - £68,500 (based on 4 floors). Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: TBC.  
Insurance: TBC.

## ENERGY PERFORMANCE

Rating D. Further information available upon request.

## PLANNING

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.



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Retail Units On-Site



133,705 sq.ft

Total Area



What Three Words  
rods.choice.drunk

# QUEENS HOUSE

## SITE PLAN



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**Viewing**  
Strictly via prior appointment  
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