

TO LET

Unit 16
Ground and First Floor

1,169 sq.ft

(108.6 sq.m)

TO LET

ALL ENQUIRIES

M'S MINI MARKET
VAPES • SNACKS • FOOD & DRINKS
OPEN 7 DAYS A WEEK

OZ OONES

OZ OONES
one new

SUBJECT TO VP

M UNIT 16

Paragon Street
Queens House, Hull
HU1 3ND

Occupiers Include



QUEENS HOUSE

UNIT 16

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 property occupies a central position on Paragon Street close to Virgin Money, Dawson & Sanderson, Yorkshire Building Society and Warhammer. VP in June 2026.

ACCOMMODATION

Ground Floor - 415 sq.ft (38.6 sq.m)
First Floor - 754 sq.ft (70 sq.m)
Total Area - 1,169 sq.ft (108.6 sq.m).

RENT

Price on application.

RATEABLE VALUE

Rateable Value (April 2026) - £9,600. 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: C. 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.



39

Retail Units On-Site



133,705 sq.ft

Total Area



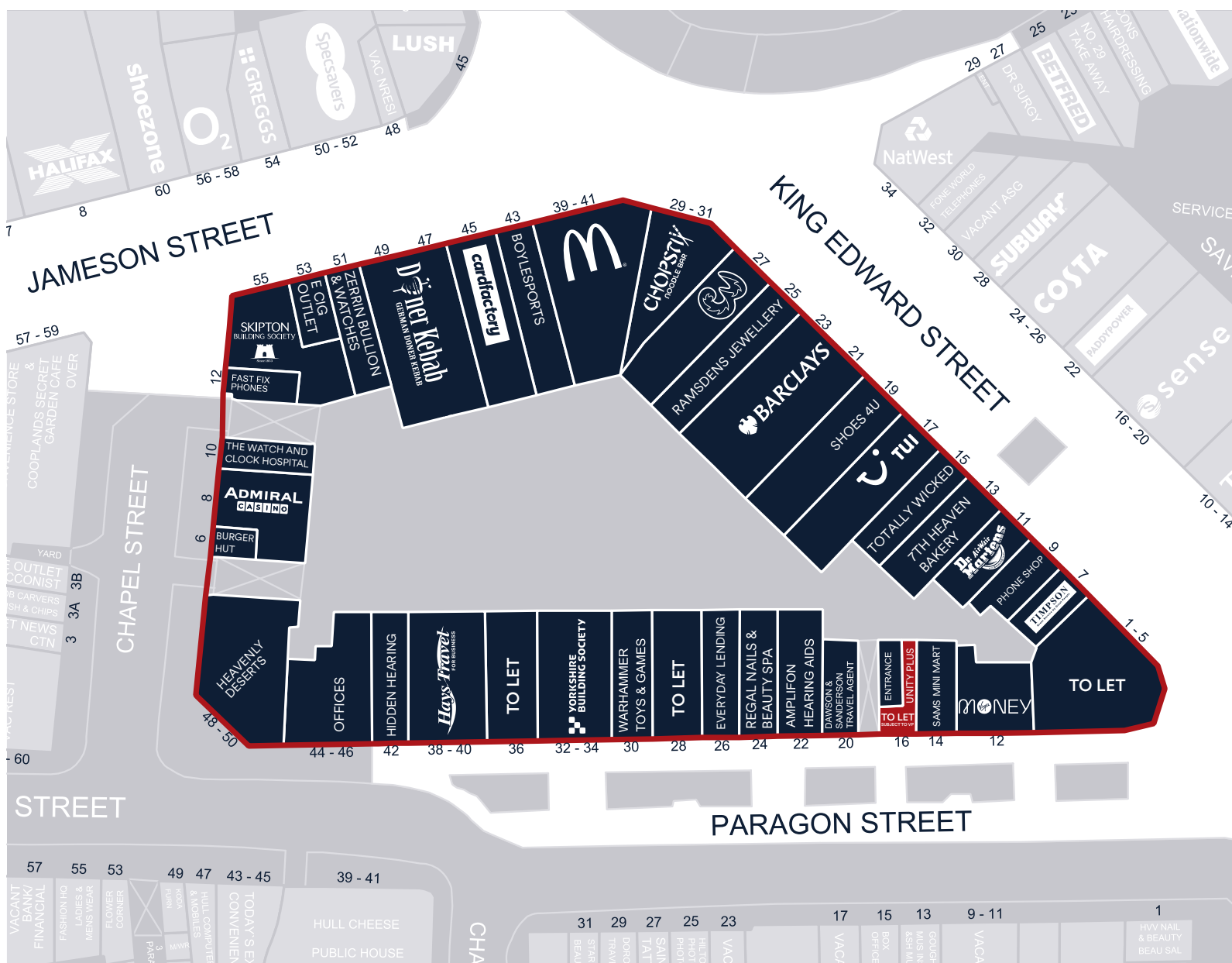
What Three Words
rods.choice.drunk

QUEENS HOUSE

SITE PLAN



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Viewing
 Strictly via prior appointment
 with the appointed agents:



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