



9 Jameson Street,  
Hull, HU1 3HR

Retail To Let 118.54 sq m (1,275 sq ft)



## Location

The property is located on Jameson Street, close to the junction with Bond Street. The busy pedestrianised retail area is home to various national and local brands.



## Description

The property offers excellent ground floor retail accommodation, together with full height good quality basement storage.

The unit will require fitting out by a new occupier and is available for immediate occupation. The property is ideal for many trades wishing to benefit from the good footfall in this area.

## Summary

- Busy pedestrianised trading street
- Open plan sales area
- Full height basement stores
- Available for immediate occupation

## Accommodation

The accommodation comprises, all areas are approximate and are measured on a Net Internal Area basis:

	Sq m	Sq ft
<b>Ground Floor</b>		
Sales area (Including Kitchen)	58.4	628
Basement	60.14	647
<b>Total Accommodation</b>	<b>118.54</b>	<b>1,275</b>

## Terms

The property is available to let on a new lease on the following terms and conditions.

## Rent

The property is available at a rental of £13,000 per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers standing order.

## Lease term

By negotiation.

## VAT

The property is registered for VAT.

## Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised property. The Landlord insures the property and the tenant reimburses the premium.

## Business Rates

The Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value of £12,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**TBC**

## Contacts

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