

TO LET

Unit 22

1,499 sq.ft

(133.2 sq.m)

To Let Subject to VP

evlo

BOSCH
25-268 evlo.co.uk/land.com 020 7723 9960

M

UNIT 22

Paragon Street
Queens House, Hull
HU1 3ND

Occupiers Include



QUEENS HOUSE

UNIT 22

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 adjacent to Regal Nails & Beauty Spa, and close to Virgin Money, Dawson & Sanderson, Warhammer and Yorkshire Building Society.

UNIT SIZE

Ground Floor - 950 sq.ft (82.2 sq.m)
First Floor - 549 sq.ft (51 sq.m)
Total Area - 1,499 sq.ft (133.2 sq.m)

RENT

Price on application.

RATEABLE VALUE

Rateable Value (April 2026) - £18,500. 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 incoming 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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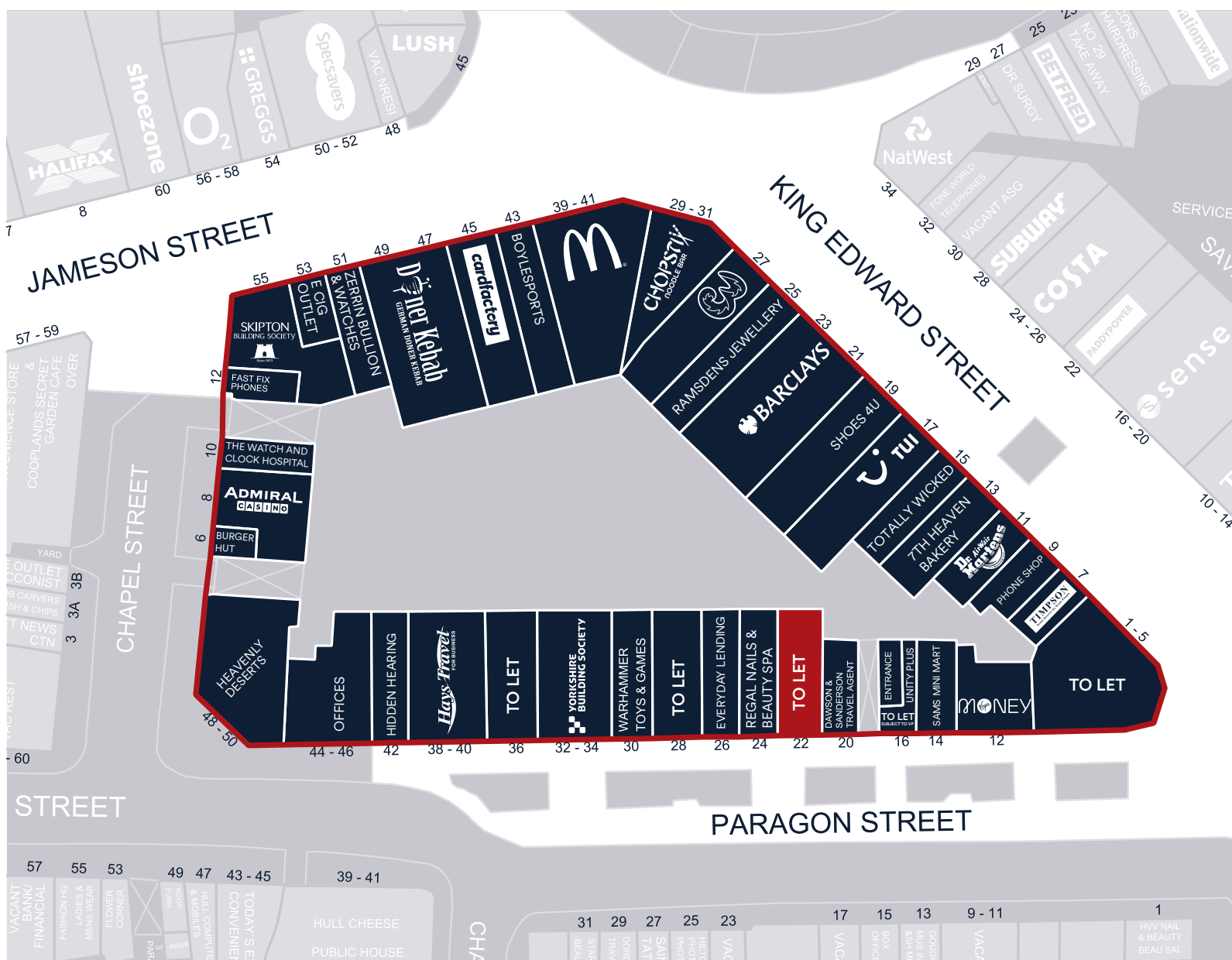
Viewing
 Strictly via prior appointment
 with the appointed agents:



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