

HULL

G46b PRINCES QUAY SHOPPING CENTRE

EAST ARCADE ENTRANCE UNIT

LOCATION

The Princes Quay Shopping Centre extends to **c.300,000 sq ft** and comprises over **80 shops** and **restaurants**, a **10-screen Vue Cinema**, a **12-lane bowling alley**, **Nando's**, **Pizza Express** and a **900-space multi-storey car-park**.

The Centre has strong retailer tenant mix including **Primark**, **Beaverbrooks**, **Next Outlet**, **Perfume Shop**, **Trespass**, **Skechers** and **Warren James**.

Unit G46b occupies a landmark location on the East Arcade entrance to Princes Quay, at **the junction of Whitefriargate, Carr Lane and King Edward Street**. Nearby retailers include **Pandora**, **Deichmann**, **CEX**, **Damaged Society**, **The Perfume Shop** and **Claire's**.

Caffe Nero, **Ponto Lounge (new)**, the **City Hall** and **The Maritime Museum (under refurb)** also focus on the piazza in front of the subject premises.

ACCOMMODATION

The premises offer the following approximate dimensions and net floor areas:-

Ground Floor Sales	123.54 sq m	1,319 sq ft
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ASSIGNMENT OF LEASE

The current lease is held at a rent of £40,000 per annum exclusive on a term expiring 27 February 2028 without further review.

NEW LEASE

A new lease may be available for a term to be agreed.

SERVICE CHARGE

The current on-account service charge is c. £13,000 per annum.



RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£10,500.00
UBR (2025/2026)	49.9p

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating for this property is D(90). A copy of the certificate available on request.

COSTS

The ingoing tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

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SUBJECT TO CONTRACT



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