

CoffeeHouse
OPENING DECEMBER 2026

QUEENS HOUSE

RETAIL/OFFICE OPPORTUNITIES

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1-31 King Edward St, 39-55 Jameson St
12-50 Paragon St, 6-12 Chapel St
HU1 3ND

Occupiers Include

TUI cardfactory Dr. AirWair Martens BARCLAYS Hays Travel FOR BUSINESS

QUEENS HOUSE

OVERVIEW



QUEENS HOUSE

DESCRIPTION

The property fronts onto Queen Victoria Square & has frontages to King Edward Street, Jameson Street, Paragon Street and Chapel Street. King Edward Street and Jameson Street are fully pedestrianised and adjoin Albion Square which is a £96m development currently under construction providing 226 residential units with a mix of retail and leisure facilities and ancillary car parking.

Queens House looks across Queen Victoria Square which is at the heart of Hull's cultural centre. The likes of Hull City Hall Theatre, Ferens Art Gallery and the Hull Maritime Museum are also located in the square. Hull Maritime Museum is currently undergoing a multi million pound refurbishment, funded by Hull City Council and the National Lottery Heritage Fund in order to preserve its heritage and attract new visitors.

The property is a short walking distance from Hull Interchange which provides a regular train service throughout the UK and frequent bus services throughout the Humberside region and beyond.

RATEABLE VALUE

Properties in Queens House are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

SERVICE CHARGE & INSURANCE

Information provided upon application.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. 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.

DETAILS

605k Primary Catchment

within a 10 minute drive time

133,705 sq.ft

Total development

39

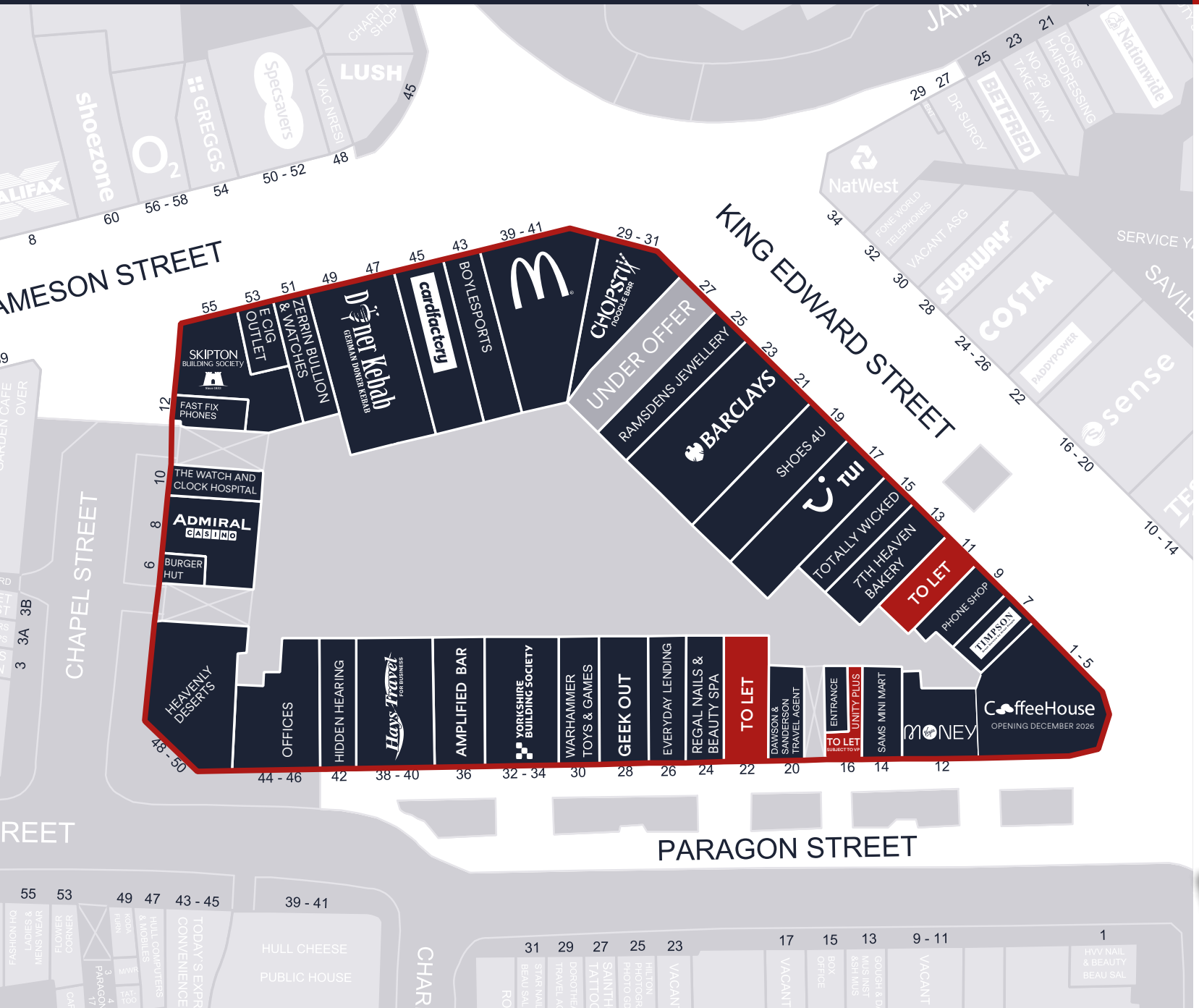
Lettable units on site

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What Three Words

QUEENS HOUSE

AVAILABLE UNITS



Retail & Office opportunities

UNIT 16 PARAGON STREET Subject to VP	sq.ft	sq.m
Ground Floor	415	38.6
First Floor	754	70.0
TOTAL	1,169	108.6
RENT	£12,500	
RATEABLE VALUE	£9,600	
SERVICE CHARGE	TBC	
INSURANCE	TBC	
EPC	C	

UNIT 11 KING EDWARD STREET	sq.ft	sq.m
Ground Floor	778	72.2
First Floor	558	51.8
TOTAL	1,336	124
RENT	£20,000	
RATEABLE VALUE	£19,500	
SERVICE CHARGE	£3,028	
INSURANCE	TBC	
EPC	TBC	

UNIT 27 KING EDWARD STREET	sq.ft	sq.m
Ground Floor	1,716	
First Floor		92
Second Floor	428	36.7
TOTAL	3,135	219.2
	POA	
RATEABLE VALUE	£25,750	
SERVICE CHARGE	£2,547.46	
INSURANCE	£407.64	

UNDER OFFER

QUEENS HOUSE







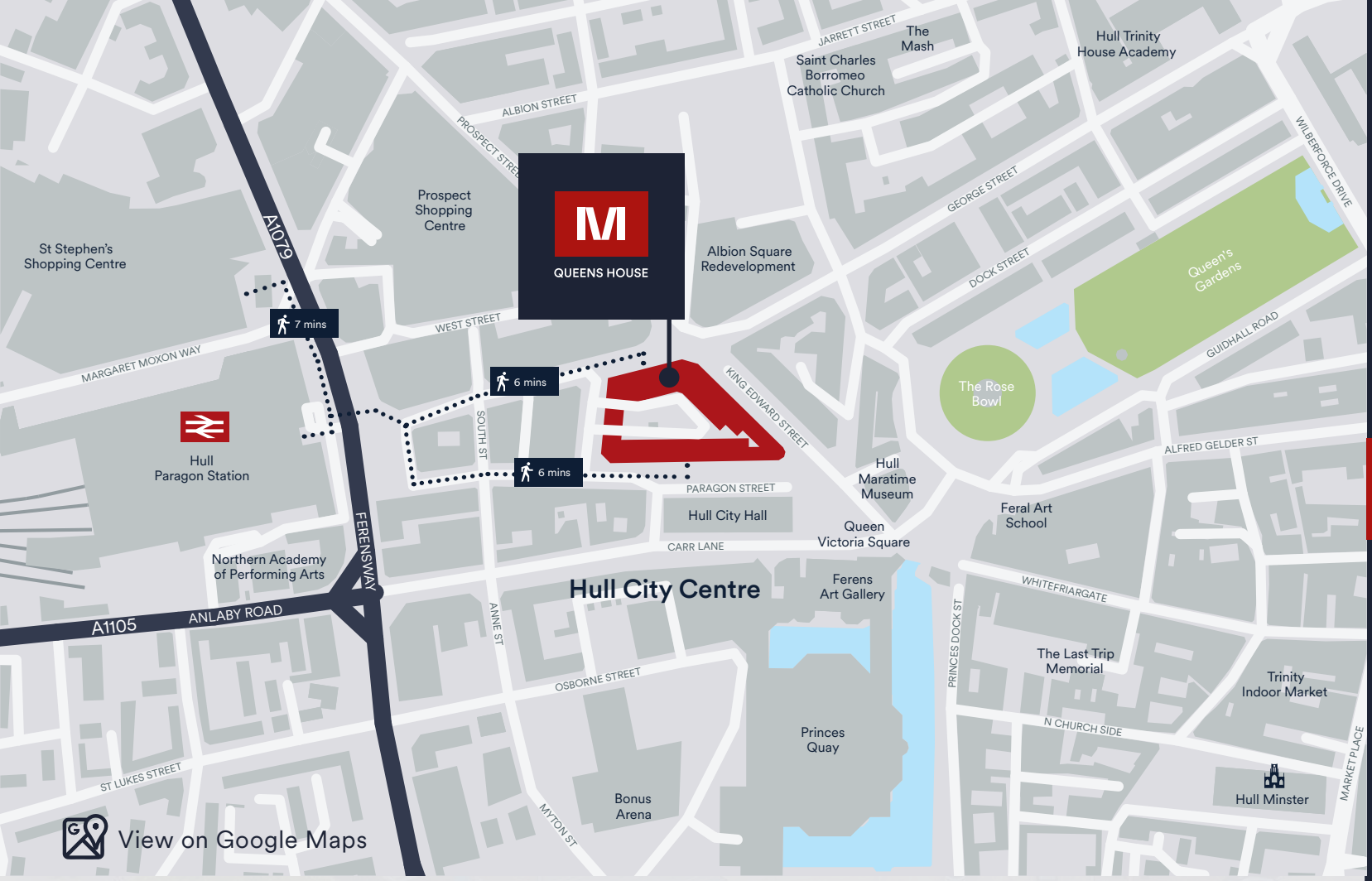












LOCATION

The property is located in the city of Kingston-Upon-Hull, the principal commercial and retail centre of East Yorkshire.

The city of Hull benefits from excellent road communications, connecting to the M62 motorway via the A63 trunk road at Junction 38, which links the town to Leeds and Manchester. The M62 links to the M1 and M6 which leads to the South of England. Hull is served by frequent rail services to Leeds, Sheffield & London. Humberside airport, offering domestic and international flights, is also close by.

SERVICES

- Bicycle Parking
- Service Area
- Ample Parking Spaces

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