TO LET

1,336 sq.ft

(124 sq.m)

GF: 778 sq.ft (72.2 sq.m)

FF: 558 sq.ft (51.8 sq.m)



CoffeeHouse

OPENING DECEMBER 2026

166.6 yards away

UNIT 11

King Edward Street
Queens House, Hull
HU1 3ND

Occupiers Include

QUEENS HOUSE

UNIT 11



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 is located in a prime city centre location on King Edward Street, close to Timpson, TUI and Barclays.

UNIT SIZE

Ground Floor	- 778 sq.ft (72.2 sq.m)
First Floor	- 558 sq.ft (51.8 sq.m)
Total Area	- 1,336 sq.ft (124 sq.m)

RENT

POA

RATEABLE VALUE

Rateable Value (April 2026) - £19,500. 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: £3,028 per annum
Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

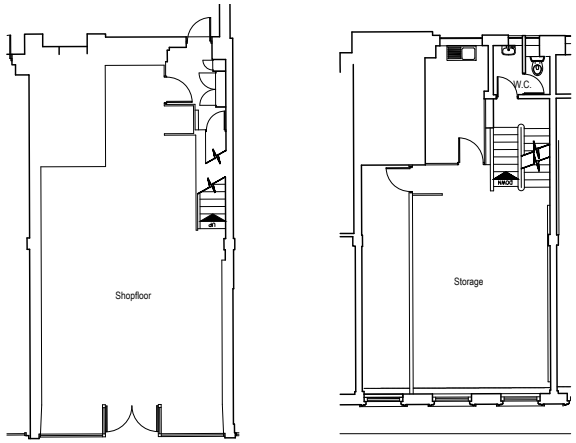
PLANNING

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.

UNIT PLAN



Ground Floor Plan - 780sq ft (72.5m sq). First Floor Plan - 731sq ft (67.9m sq).





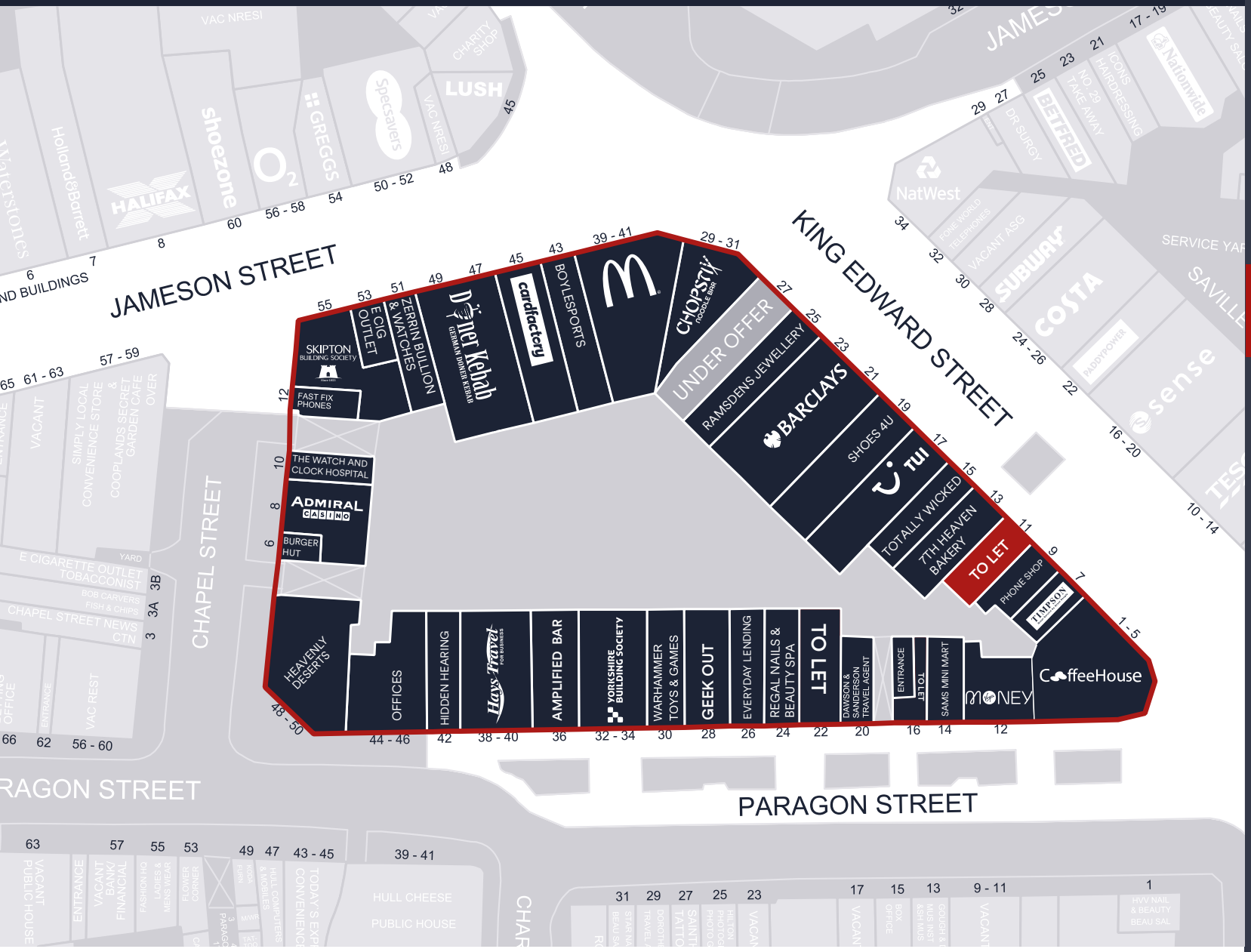
39
Retail Units On-Site

133,705 sq.ft
Total Area

What Three Words
rods.choice.drank

QUEENS HOUSE

SITE PLAN



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