

PRELIMINARY DETAILS • HULL • 40 WHITEFRIARGATE



TO LET – PRIME RETAIL/LEISURE SPACE – POTENTIAL TO SUB-DIVIDE

## LOCATION

Hull is a major port city with a total **retail catchment of 704,000 people**

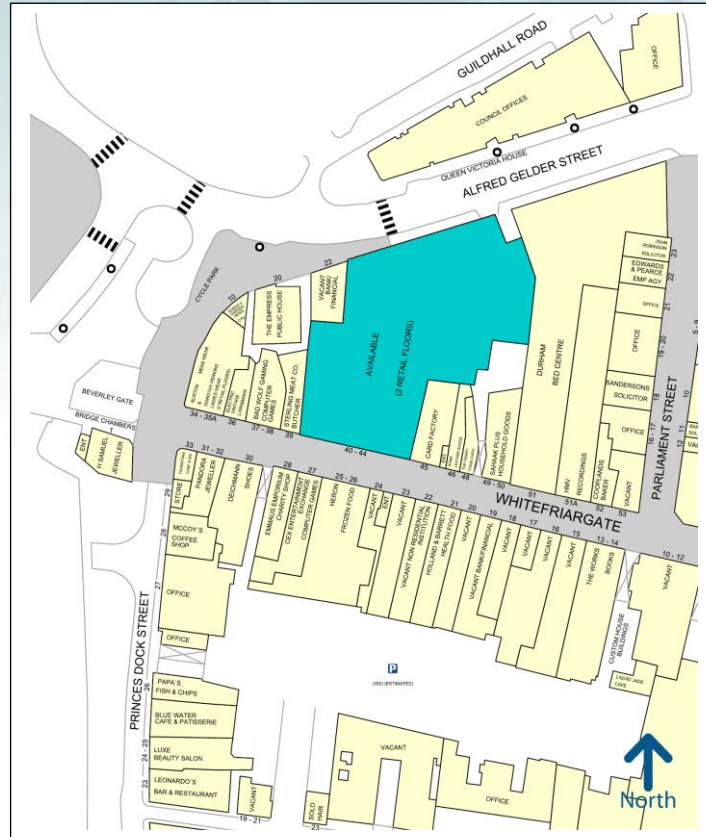
The city has a strong retail offer being home to a number of household names including, **Primark, TK Maxx, Next and Flannels**

The subject property occupies a high profile position fronting the pedestrianised Whitefriargate in the heart of Hull's prime retail core.

The immediate vicinity of the premises has recently benefited from significant investment with considerable improvement works to the streetscape and street furniture.

Nearby occupiers include **VUE Cinemas, Next Outlet, and Loungers. Bonus Arena Hull** is less than 10 minutes' walk.

There is significant car parking provision within the area with a number of multi-storey car parks within easy walking distance.



## RATING

The premises will require re-assessing for rating purposes.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT which may be payable in addition.

## ACCOMODATION

The property is arranged over ground, first and second floors and has the following internal areas:

Ground Floor	29,300 sq ft (2,722 sq m)
First Floor	25,300 sq ft (2,350 sq m)
Second Floor	5,800 sq ft (538.83 sq m)

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

## TERMS

The property is available as a whole or in part by way of a new lease(s) on terms to be agreed.

**Various sub-division options are available.** For further information, please contact the letting agents.

Rent on application.



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