



**TO LET**  
Unit 28  
2,677 sq.ft  
(248.7 sq.m)



**UNIT 28**

Paragon Street  
Queens House, Hull  
HU1 3ND

Occupiers Include



### 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 Warhammer and close to Virgin Money, Dawson & Sanderson and Yorkshire Building Society.

### UNIT SIZE

Ground Floor - 1,208 sq.ft (112.2 sq.m).  
First Floor - 1,469 sq.ft (136.5 sq.m).  
Total Area - 2,677 sq.ft (248.7 sq.m).

### RENT

Price on application.

### RATEABLE VALUE

Rateable Value (April 2026) - £26,500. 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 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.



39

Retail Units On-Site



133,705 sq.ft

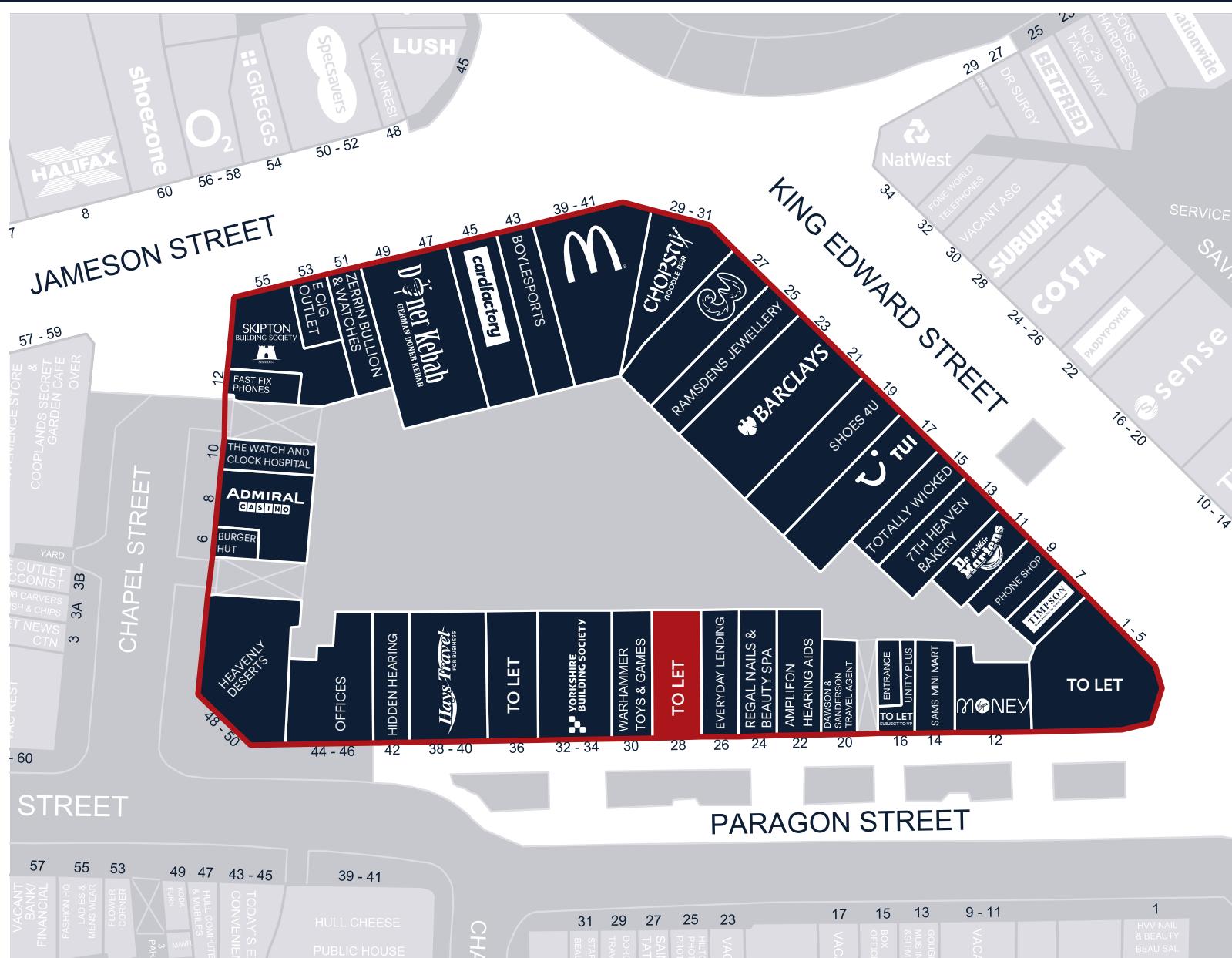
Total Area



What Three Words  
rods.choice.drank

# QUEENS HOUSE

## SITE PLAN



mcoreproperty.com



**Tom Percy**

020 7233 5255  
07385 668 043  
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### Viewing

Strictly via prior appointment with the appointed agents:



**Steve Henderson**

0113 388 4848  
07870 999618  
steveh@barkerproudlove.co.uk



**Richard Webster**

07739 680472  
rw@newnswebster.com

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