



40 Whitefriargate, Hull

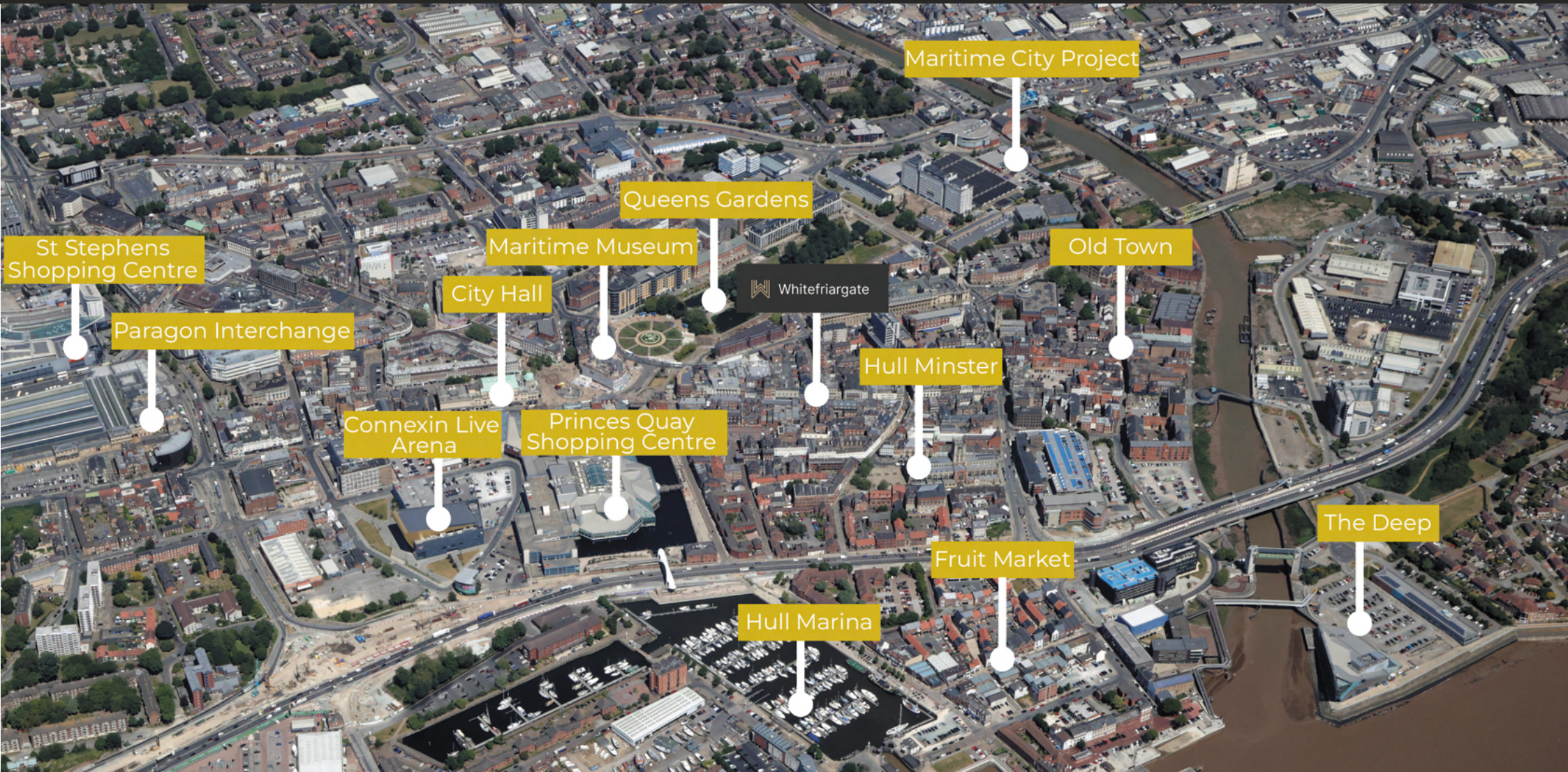
HISTORIC GRADE II LISTED BUILDING TO LET



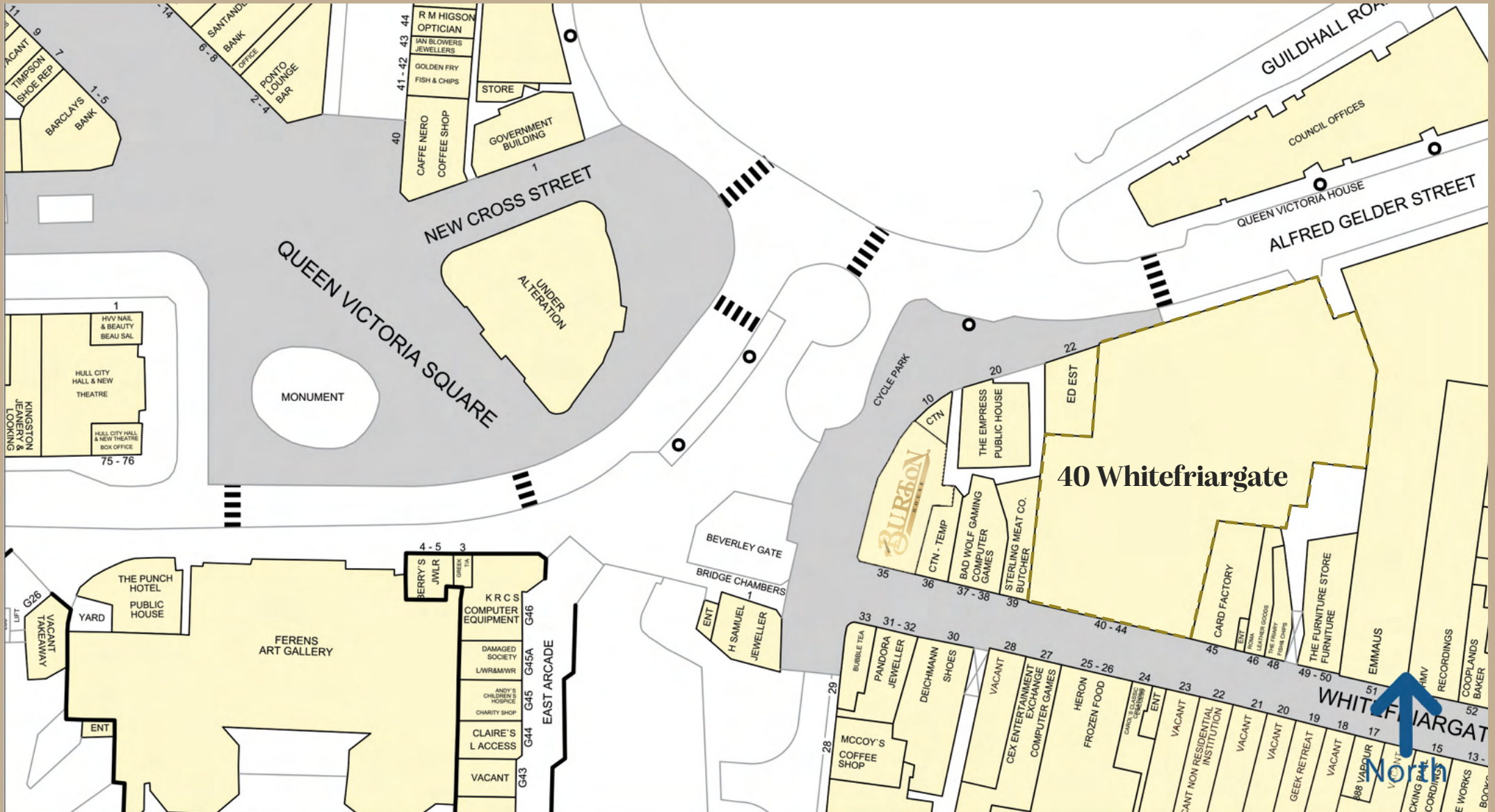
A UNIQUE OPPORTUNITY

- Situated on Whitefriargate, the Grade II Listed Building is one of Hull's most iconic properties, former home to Marks & Spencers
- Ground Floor available to let for a range of suitable uses (subject to planning consent) at 20,900 sq.ft
- Opportunity to partition the Ground Floor to make the space smaller, by negotiation only
- Upper floors available to let with 24,800 sq.ft available on the first floor and 5,600 sq.ft on the second floor
- Its prime location on Whitefriargate, is a short walking distance to Hull's principal shopping centres, museums, the Connexin Live Arena, Hull Interchange and the many restaurants and bars in the Fruit Market and Old Town districts
- Whitefriargate is part of the Heritage Action Zone with significant regeneration being carried out and access to grant funding opportunities
- Almost 4 million people visit Whitefriargate per year, with 2023 figures currently almost 10% higher than 2022 and projected to surpass 4 million

Old town, New beginning



WHITEFRIARGATE | HULL



WHITEFRIARGATE | HULL



WHITEFRIARGATE IS ONE OF THE MOST HISTORIC STREETS IN HULL AND BOASTS **33 LISTED BUILDINGS**



HULL HAS A LOCAL POPULATION OF **280,000 PEOPLE**



850,000 PEOPLE LIVE WITHIN A 45 MINUTE DRIVE, INCLUDING 220,000 ABC1S WHO RESIDE IN SOME OF THE UK'S WEALTHIEST WARDS, COMMANDING A **SPEND VALUE OF £3.7 BILLION PER ANNUM**



OVER £3BN OF INVESTMENT HAS RECENTLY BEEN INVESTED IN THE CITY



THE FREEDOM FESTIVAL IS A SIGNIFICANT ANNUAL MUSIC AND **ARTS FESTIVAL THAT ATTRACTS OVER 100,000 PEOPLE IN SEPTEMBER EACH YEAR**



OVER 3.8M PEOPLE VISITED WHITEFRIARGATE IN 2022, WITH FIGURES UP ALMOST 10% IN 2023 TO DATE



HULL HAS THE **FASTEST BROADBAND NETWORK** IN BRITAIN



WHITEFRIARGATE IS A **HERITAGE ACTION ZONE** WITH ACCESS TO GRANTS FROM THE LEVELLING UP FUND



ONE MILLION FERRY PASSENGERS PASS THROUGH THE PORT OF HULL EVERY YEAR



THE CONNEXIN LIVE ARENA IS ONE OF THE **UK'S BEST NEW INDOOR CONCERT ARENAS** HOSTING INTERNATIONAL AND NATIONAL BANDS/ARTISTS AS WELL AS CONFERENCES



Accomodation

The accomodation measured on a Net Internal Area basis will approximately comprise of:

Demise	Area (sq.ft)
Ground Floor	20,900 sq.ft
First Floor	24,800 sq.ft
Second Floor	5,600 sq.ft
Total Floors	51,300 sq.ft

*Opportunity available to let the upper floors of 40 Whitefriargate in addition to the ground floor.

Terms

The building is offered for rental and further details on the terms are available from the agents or the developer

Viewings

All viewings are strictly by appointment, arranged through the sole agents or developer

VAT

VAT will be charged on all payments

Floor Plans



Ground Floor



First Floor

Second Floor

40 Whitefriargate, Hull



Whitefriargate

All enquiries

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Developer



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