

prime shop to let

LSU3 BROAD STREET

vancouver

quarter - King's Lynn

H&M OPENING
EARLY 2019



LOCATION:

King's Lynn is the dominant retail centre in West Norfolk and is a thriving market town. It has a resident urban population of approximately 41,000 and a primary retail catchment of 150,000.

The Vancouver Quarter is a 385,000 sq ft shopping centre with an average footfall of 165,000 per week. The scheme is anchored by **Sainsbury's**, **Wilko** and **TK Maxx**.

ACCOMMODATION:

The premises provide the following approximate dimensions and net internal floor areas;

Internal Width:	77 ft 1 in	23.50 m
Build Depth:	191 ft 3 in	58.30 m
Ground Floor:	13,767 sq ft	1,281 m ²
First Floor	23,089 sq ft	2,145 m ²

LEASE TERMS:

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

RENT:

£195,000 per annum exclusive.

SERVICE CHARGE:

The approximate annual service charge is £30,400.

BUSINESS RATES:

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£214,000
UBR (2019/20)	0.504p

Interested parties are advised to contact Kings Lynn and West Norfolk Council on 01553 616200 for further information.

ENERGY PERFORMANCE CERTIFICATE:

The premises has been rated within band C. A copy of the certificate is available on request.

LEGAL COSTS:

Each party is to be responsible for their own costs.

POSTCODE:

PE30 1DS

SUBJECT TO CONTRACT:

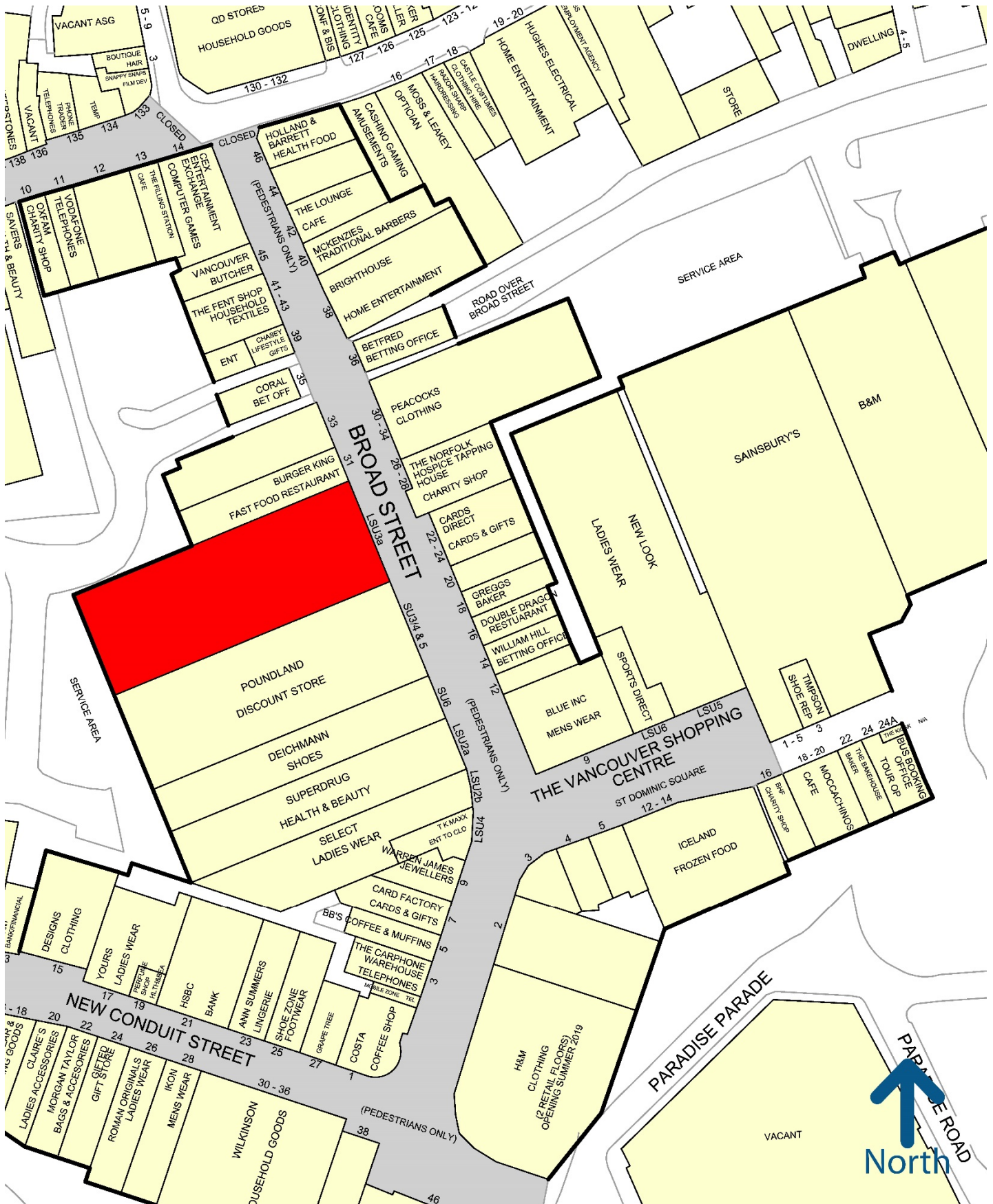
APRIL 2019

VIEWING

Nick Warr
020 7647 4818
nick.warr@gcw.co.uk

Philippe Micheal
020 7647 4815
philippe.micheal@gcw.co.uk





Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. April 2019.



www.gcw.co.uk

020 7408 0030