

King's Lynn - Unit SU16B, 24 New Conduit Street, The Vancouver Quarter



Location

The Vancouver Quarter is a 400,000 sq ft shopping centre with an average footfall of 165,000 per week. The scheme is anchored by **Sainsburys**, **Wilkinson** and **Beales Department Store**. The unit is adjacent to **Country Casuals** and nearby **Wilkinson**, **Trespass** and **Evans**.

Accommodation

The property is arranged over ground and first floors, providing the following net internal floor areas:

Floor	Size(ft)	Size(m)
Ground Floor	1,680	156.07
First Floor	1,680	156.07

Term

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£42,500 per annum exclusive.

Rates

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with the Local Authority):-

Rateable Value	UBR (2013/2014)	Rates Payable
£56,000	0.471	£26,376

Interested parties are advised to verify these figures with the Local Authority

Service Charge

The current service charge for 2013 is approximately £7,559 per annum.

Legal

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing, please contact Jackson Criss on 020 7637 7100.

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Alternatively, please contact Roche Surveyors on 01603 619 876

Subject to contract





Kings Lynn



50 metres

goad Digital Plans
For more information on our products and services:
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0845 6016011
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Energy Performance Certificate
Non-Domestic Building



Autonomy
24 New Conduit Street
KING'S LYNN
PE30 1DL

Certificate Reference Number:
0503-3008-0315-0400-1595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



73 This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 160
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

96 If typical of the existing stock

