

## King's Lynn - Unit SU11, 29 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 **Sainsbury's**, **Wilkinson** and **Beales Department Store**. The unit is adjacent to **Costa Coffee** and opposite **Wilkinson**.

### Accommodation

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

Floor	Size(ft)	Size(m)
Ground Floor	1,141	160
First Floor	1,464	136

### 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

£41,500 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
£58,000	0.471	£27,318

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

### Service Charge

The current service charge for 2013 is approximately £6,224 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.**

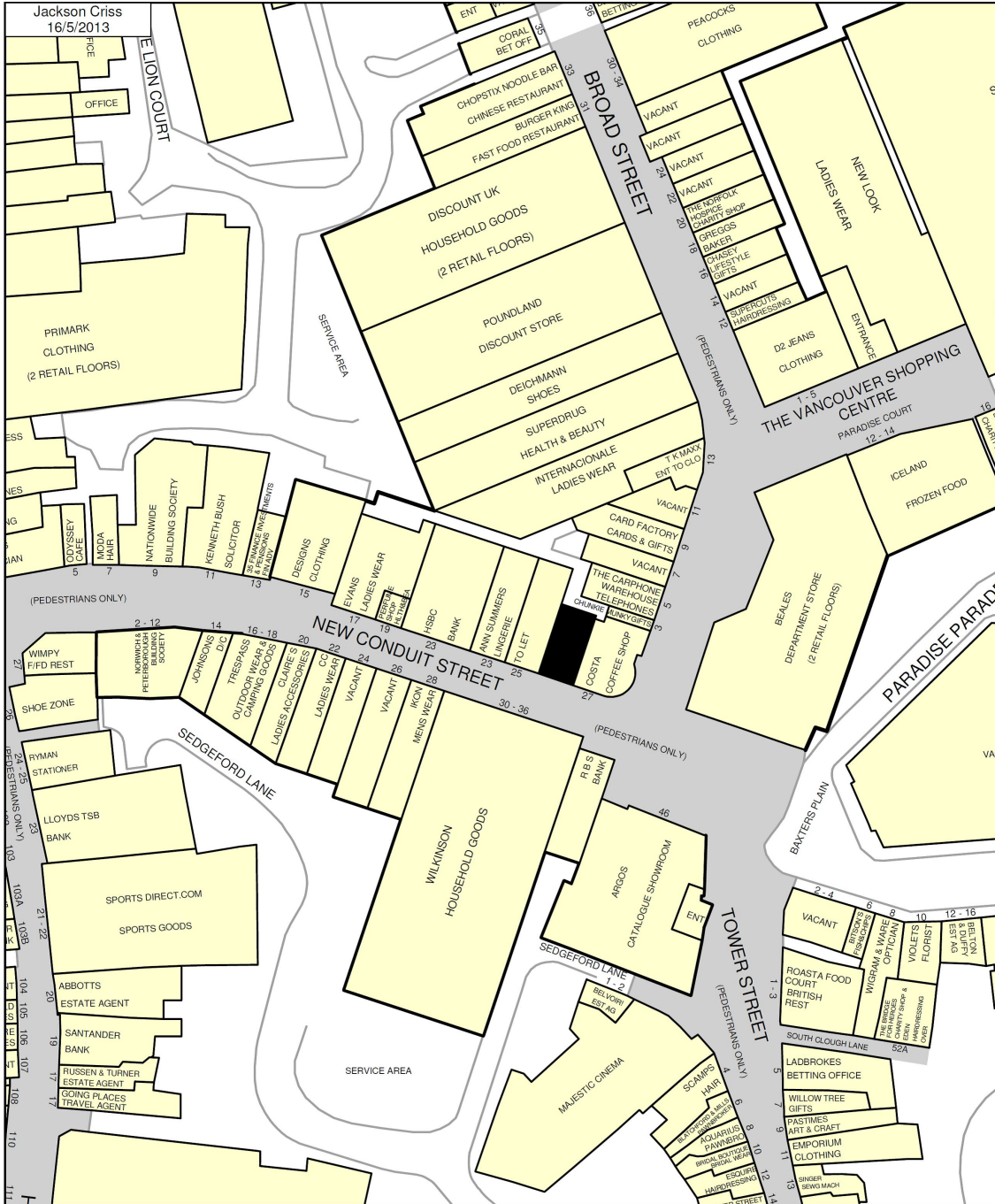
**Stuart La Frenais / Tel: +44 (0)207 637 7100  
Email: [stuartl@jacksoncriss.co.uk](mailto:stuartl@jacksoncriss.co.uk)**

**Andy Criss / Tel: +44 (0)207 637 7100  
Email: [andrewc@jacksoncriss.co.uk](mailto:andrewc@jacksoncriss.co.uk)**

**Alternatively, please contact Roche Surveyors on 01603 619 876**

**Subject to contract**





50 metres

**goad** For more information on our products and services:  
www.goadplans.co.uk  
0845 6016011  
goad.sales@uk.experian.com

**COPYRIGHT AND CONFIDENTIALITY NOTICE**  
2012 Experian Ltd All Rights Reserved  
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2012. Licence number PU 100017316.  
Mapping provided by Ordnance Survey  
For full terms & copyright conditions visit www.goadplans.co.uk

**Jackson  
Criss**  
independent retail advice

get more insideretail at [jacksoncriss.co.uk](http://jacksoncriss.co.uk)  
33 Great Portland St London, W1W 8QG

t: +44 (0)20 7637 7100  
f: +44 (0)20 7637 7101



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Energy Performance Certificate**  
Non-Domestic Building



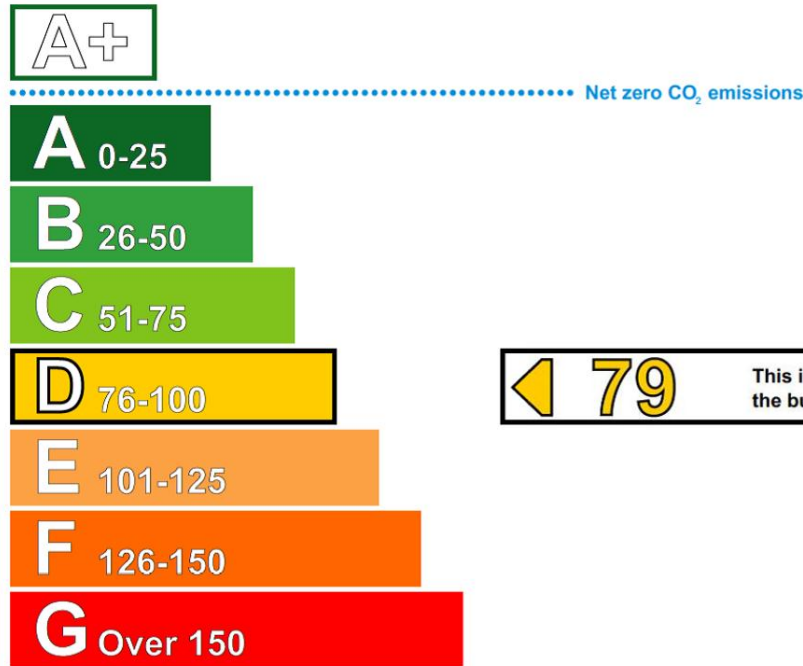
**TCHIBO**  
29 New Conduit Street  
KINGS LYNN  
PE30 1DE

**Certificate Reference Number:**  
0180-0131-9520-6498-8002

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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



**79** 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 (m<sup>2</sup>):** 242  
**Building complexity (NOS level):** 3

**Benchmarks**

**Buildings similar to this one could have ratings as follows:**  
**54** If newly built  
**84** If typical of the existing stock

