

prime shop to let

33 BROAD STREET

vancouver

quarter - King's Lynn

NEW H&M NOW OPEN



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 140,000 per week. The scheme is anchored by **Sainsbury's, Wilko, TK Maxx and H&M.**

ACCOMMODATION:

Dimensions and net internal floor areas;

Internal Width:	23 ft 3 ins	7.09 m
Build Depth:	109 ft 3 ins	33.30 m
Ground Floor:	2,707 sq ft	251.49 m²
First Floor:	683 sq ft	63.50 m²

LEASE TERMS:

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

RENT:

£45,000 pax.

SERVICE CHARGE:

The approximate annual service charge is £4,941.

BUSINESS RATES:

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

Rateable value	£39,750
UBR (2021/22)	0.499p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 01553 616200.

ENERGY PERFORMANCE CERTIFICATE:

Band D. Report available on request.

LEGAL COSTS:

Each party is to be responsible for their own costs.

POSTCODE:

PE30 1DP

SUBJECT TO CONTRACT:

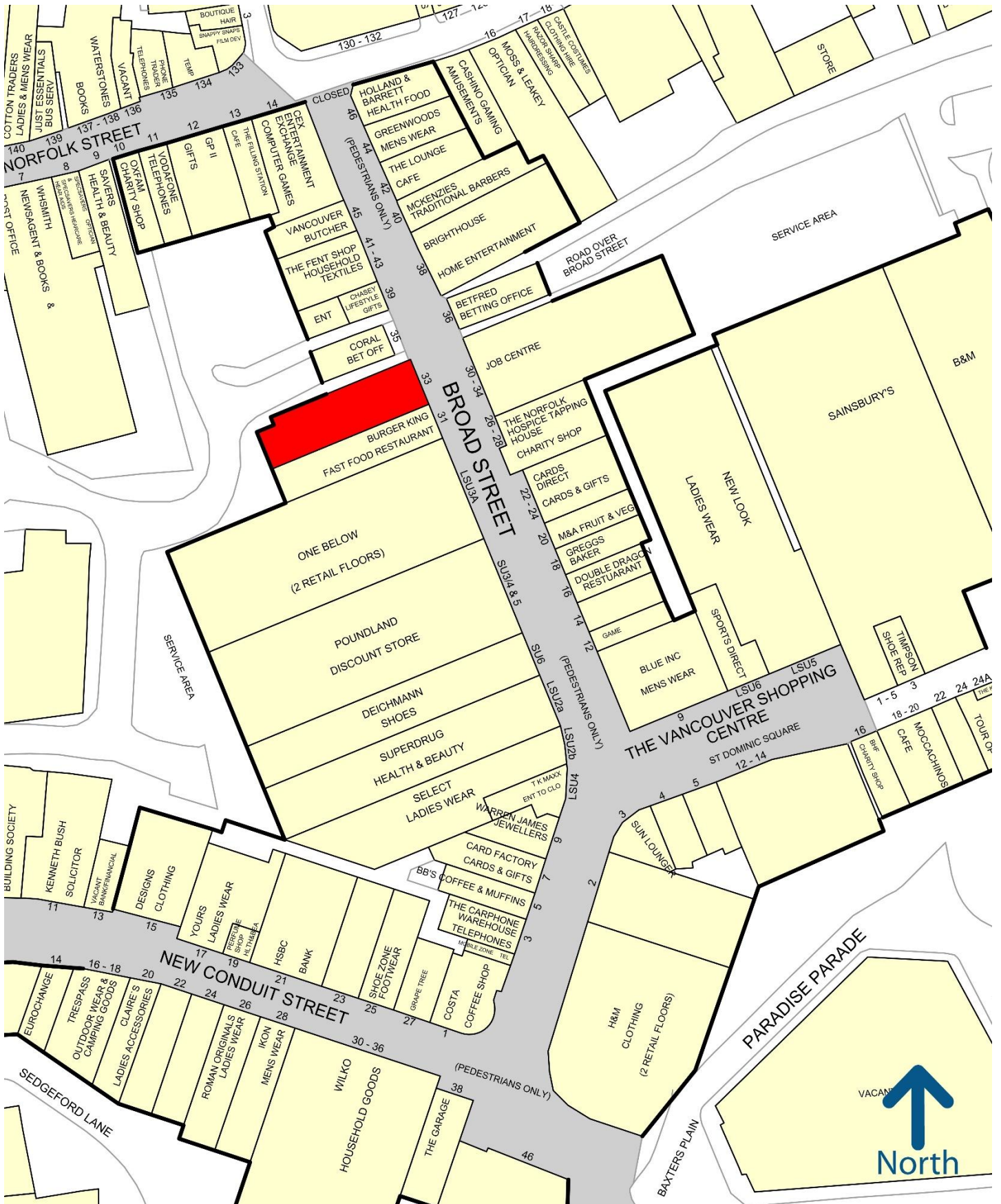
APRIL 2021

VIEWING

Chris Harris
020 7647 4823
chris.harris@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 2021.

020 7408 0030
gcw.co.uk