

# prime shop to let

## 33 BROAD STREET

# vancouver

quarter - King's Lynn



### 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:	23 ft 3 ins	7.09 m
Build depth:	109 ft 3 ins	33.30 m
Ground floor:	2,707 sq ft	251.49 m <sup>2</sup>
First floor:	683 sq ft	63.50 m <sup>2</sup>

### LEASE TERMS:

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

### RENT:

£50,000 per annum exclusive.

### SERVICE CHARGE:

The approximate annual service charge is £4,238.

### BUSINESS RATES:

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

Rateable Value	£39,750
UBR (2018/19)	0.480p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 01553 616200.

### ENERGY PERFORMANCE CERTIFICATE:

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

### LEGAL COSTS:

Each party is to be responsible for their own costs.

### POSTCODE:

PE30 1DP

### SUBJECT TO CONTRACT:

MAY 2018

### VIEWING

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