## prime shop to let

## 33 BROAD STREET

# Vancouver

### quarter - King's Lynn





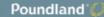




















#### **LOCATION:**

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**

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

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

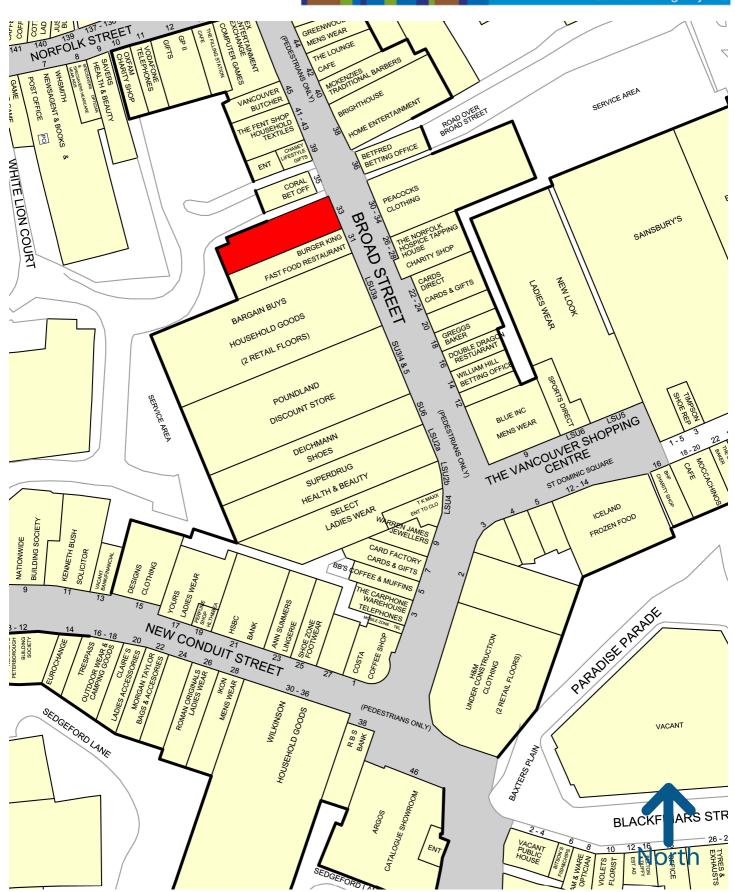








quarter - King's Lynn



#### 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. May 2018.

