

# prime shop to let

## 16 BROAD STREET

# vancouver

quarter - King's Lynn



### LOCATION:

King's Lynn is the dominant retail centre in West Norfolk. It is a thriving market town with a primary retail catchment of 150,000 persons.

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, TK Maxx and Beales Department Store.

### ACCOMMODATION:

The premises provide the following approximate dimensions and net internal floor areas;

Internal width:	16 ft	4.88 m
Build depth:	52 ft	15.85 m
Ground floor:	733 sq ft	68.10 m <sup>2</sup>
First floor:	581 sq ft	53.98 m <sup>2</sup>

### LEASE TERMS:

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

### RENT:

£30,000 per annum exclusive.

### SERVICE CHARGE:

The approximate annual service charge is £2,532.41.

### BUSINESS RATES:

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

Rateable value	£35,750
UBR (2015/16)	0.493p

Interested parties are advised to contact Kings Lynn and West Norfolk Council on 01553 616200 for further information.

### ENERGY PERFORMANCE CERTIFICATE:

The premises has been rated within Band C. 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:

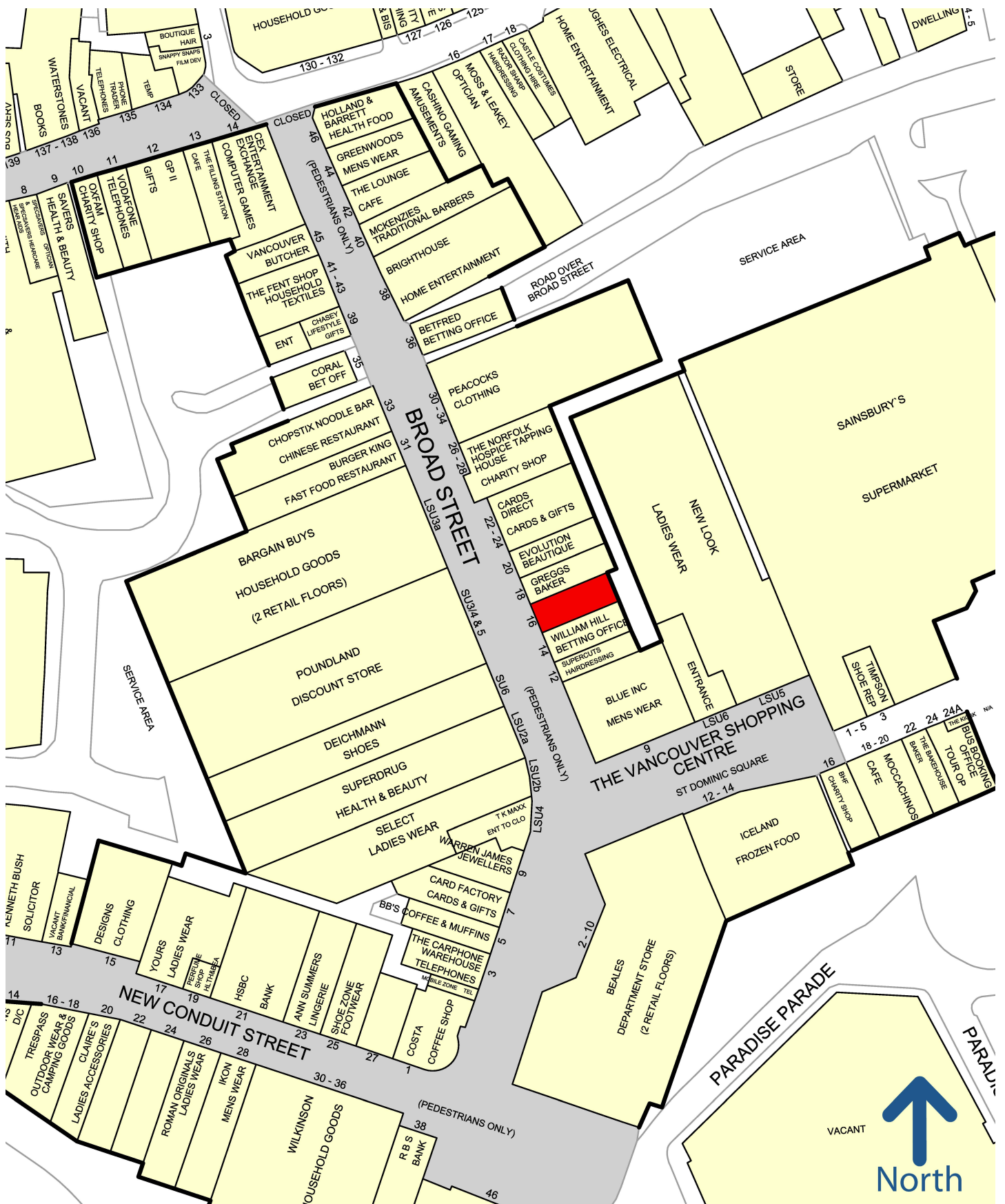
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### VIEWING

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