

## King's Lynn - 7 St. Dominic's Square, The Vancouver Quarter - Large First Floor of 14,000 sq ft



### 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 **Sainsburys**, **Wilkinsons** and **Beales Department Store**. Nearby retailers include **New Look**, **British Heart Foundation** and **Timpson**.

### Accommodation

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

Floor	Size(ft)	Size(m)
Ground Floor	1,313	121.94
First Floor	14,133	1,312.53

### 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

£70,000 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
£140,000	0.471	£65,940

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

### Service Charge

The current service charge for 2013 is approximately £27,645 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.**

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

**Subject to contract**





**Kings Lynn**



50 metres

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**Energy Performance Certificate**  
Non-Domestic Building



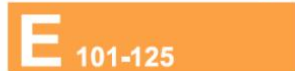
LSU6  
St. Dominic Square  
KING'S LYNN  
PE30 1DT

**Certificate Reference Number:**  
0940-7932-0387-6500-0070

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



Less energy efficient

← **63** This is how energy efficient the building is.

.....Net zero CO<sub>2</sub> emissions

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 1442  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 114.48

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**28** If newly built  
**75** If typical of the existing stock

