

prime shop to let

38 NEW CONDUIT STREET

vancouver

quarter - King's Lynn

H&M OPENING
EARLY 2019



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:	31 ft 10 in	9.70 m
Build Depth:	60 ft	18.30 m
Ground Floor:	1,679 sq ft	155.98 m ²
First Floor	1,150 sq ft	106.84 m ²

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 £6,441.

BUSINESS RATES:

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

Rateable value	£30,750
UBR (2019/20)	0.491p

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 1DL

SUBJECT TO CONTRACT:

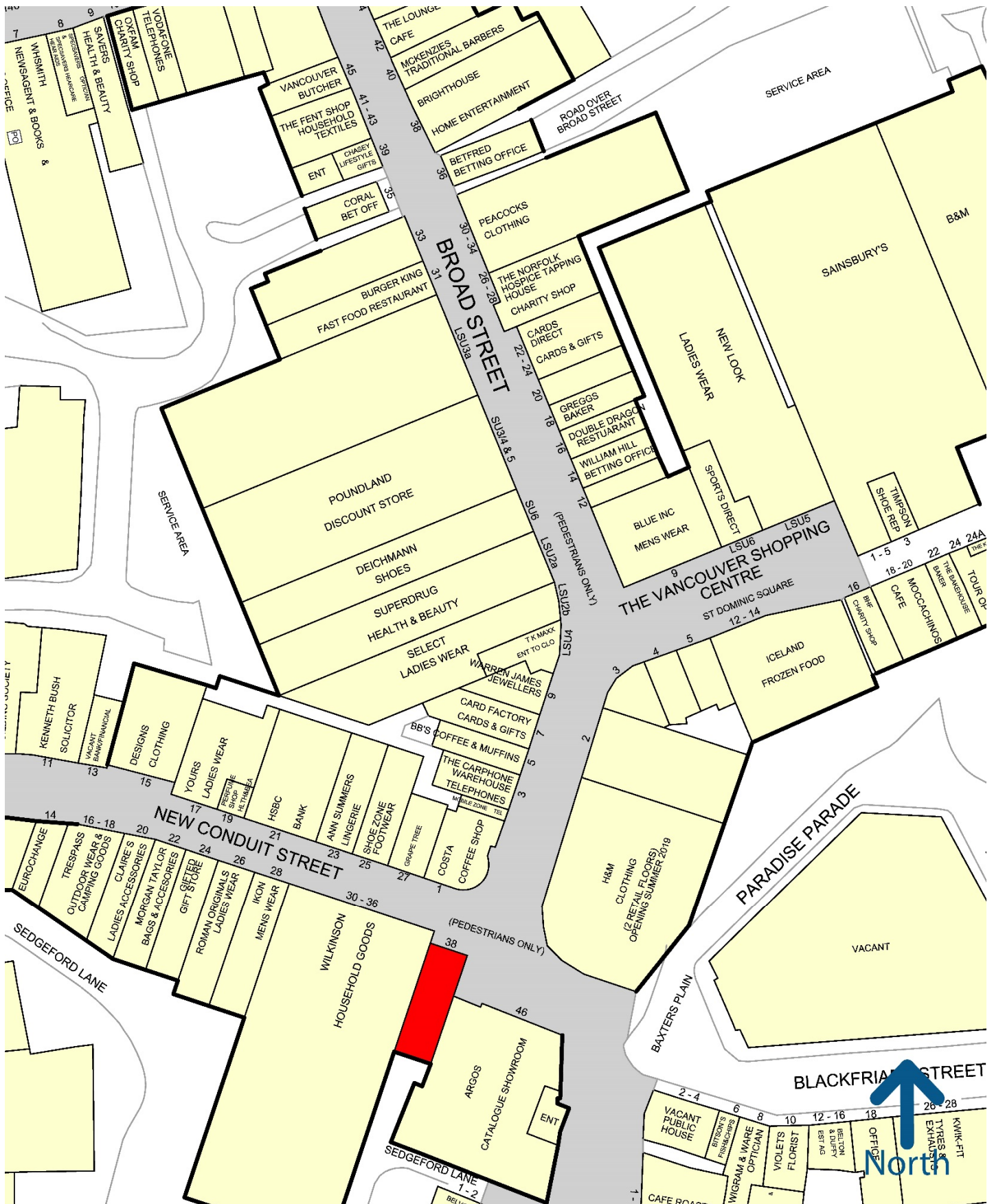
APRIL 2019

VIEWING

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

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





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