

# prime shop to let

## 22 ST DOMINIC SQUARE

# 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:	16 ft 5 ins	5.01 m
Build Depth:	44 ft 3 ins	13.05 m
Ground Floor:	810 sq ft	75.25 m <sup>2</sup>
First Floor:	490 sq ft	45.52 m <sup>2</sup>

### LEASE TERMS:

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

**RENT:**  
£25,000 per annum exclusive.

**SERVICE CHARGE:**  
The approximate annual service charge is £3,600.

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

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

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 E. A copy of the certificate is available on request.

**LEGAL COSTS:**  
Each party is to be responsible for their own costs.

**POSTCODE:**  
PE30 1DT

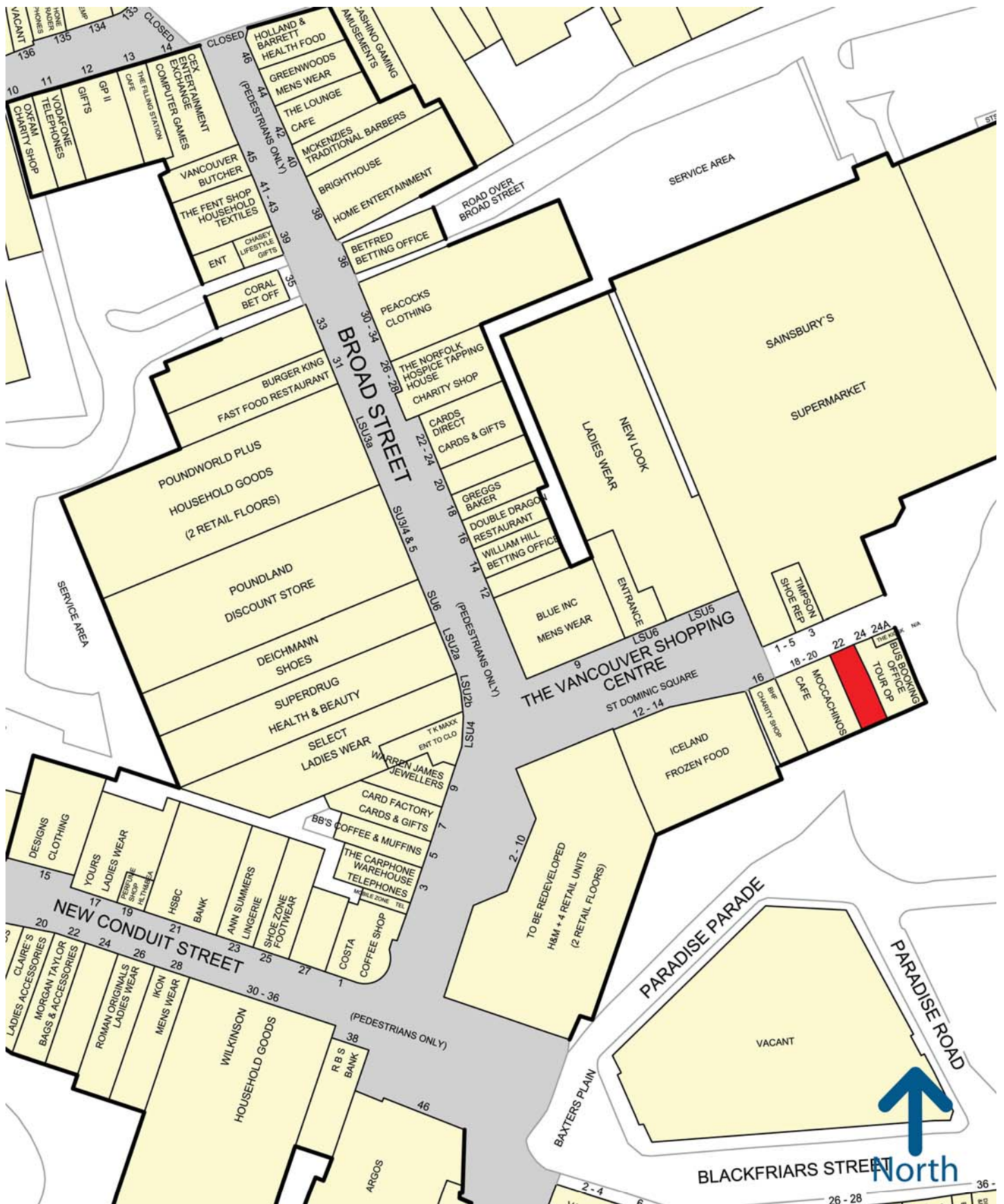
**SUBJECT TO CONTRACT:**  
JULY 2018

### VIEWING

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