

prime shop to let

18-20 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, TK Maxx and Beales Department Store.

ACCOMMODATION:

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

Internal width:	34 ft 4 ins	10.05 m
Build depth:	48 ft 2 ins	14.07 m
Ground floor:	1,605 sq ft	149.10 m ²
First Floor	1,098 sq ft	102.00 m ²

LEASE TERMS:

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

RENT:
£40,000 per annum exclusive.

SERVICE CHARGE:
The approximate annual service charge is £6,753.

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

Rateable value	£41,750
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 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

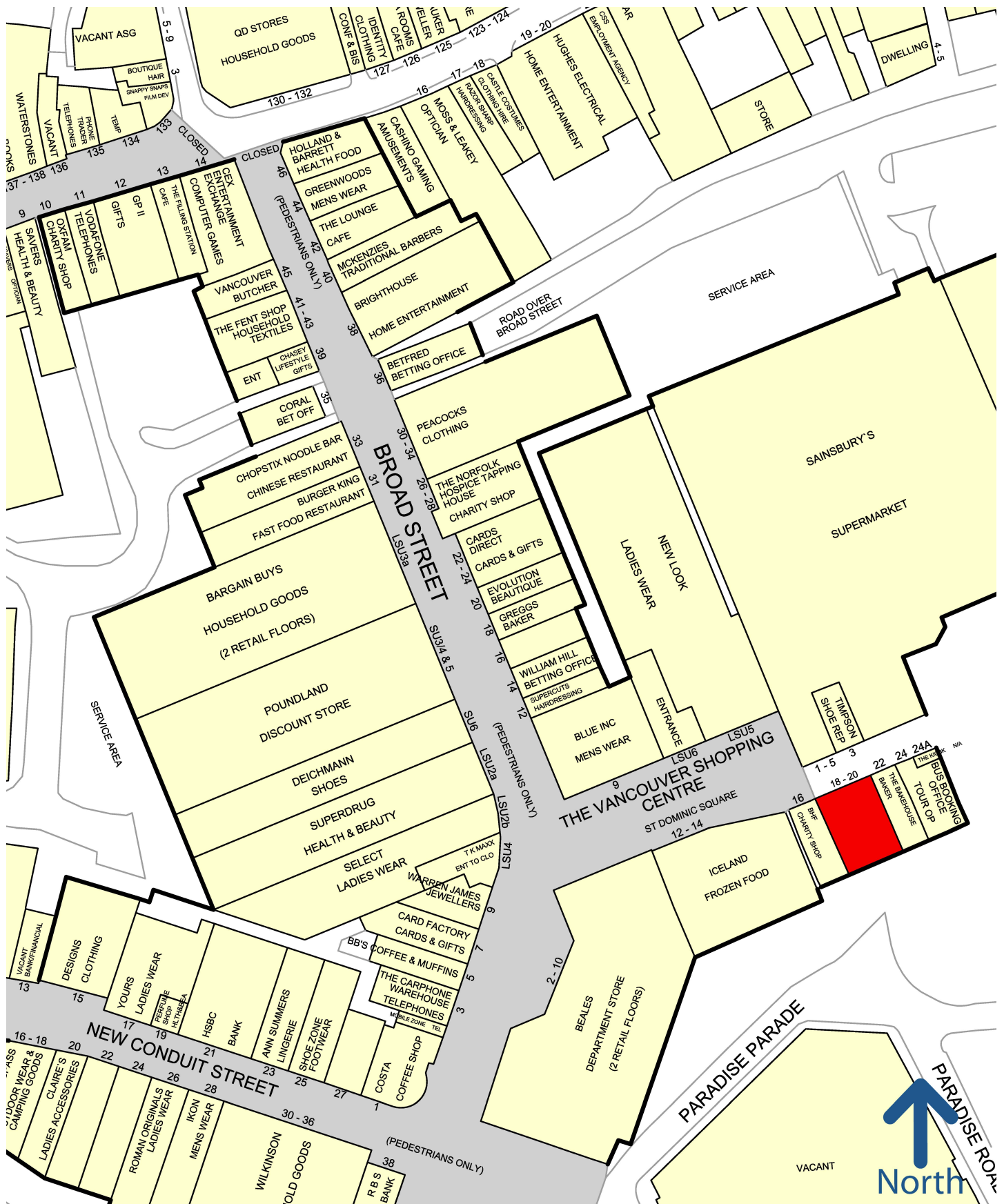
SUBJECT TO CONTRACT:
OCTOBER 2015

VIEWING

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