

# prime shop to let 20 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;

<b>Internal width:</b>	<b>16 ft 4ins</b>	<b>5.00 m</b>
<b>Build depth:</b>	<b>56 ft</b>	<b>17.07 m</b>
<b>Ground floor:</b>	<b>885 sq ft</b>	<b>82.22 m²</b>
<b>First floor:</b>	<b>590 sq ft</b>	<b>54.81 m²</b>

## 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 £2,677.73.

## BUSINESS RATES:

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

Rateable Value	£36,250
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 D. 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:

APRIL 2015

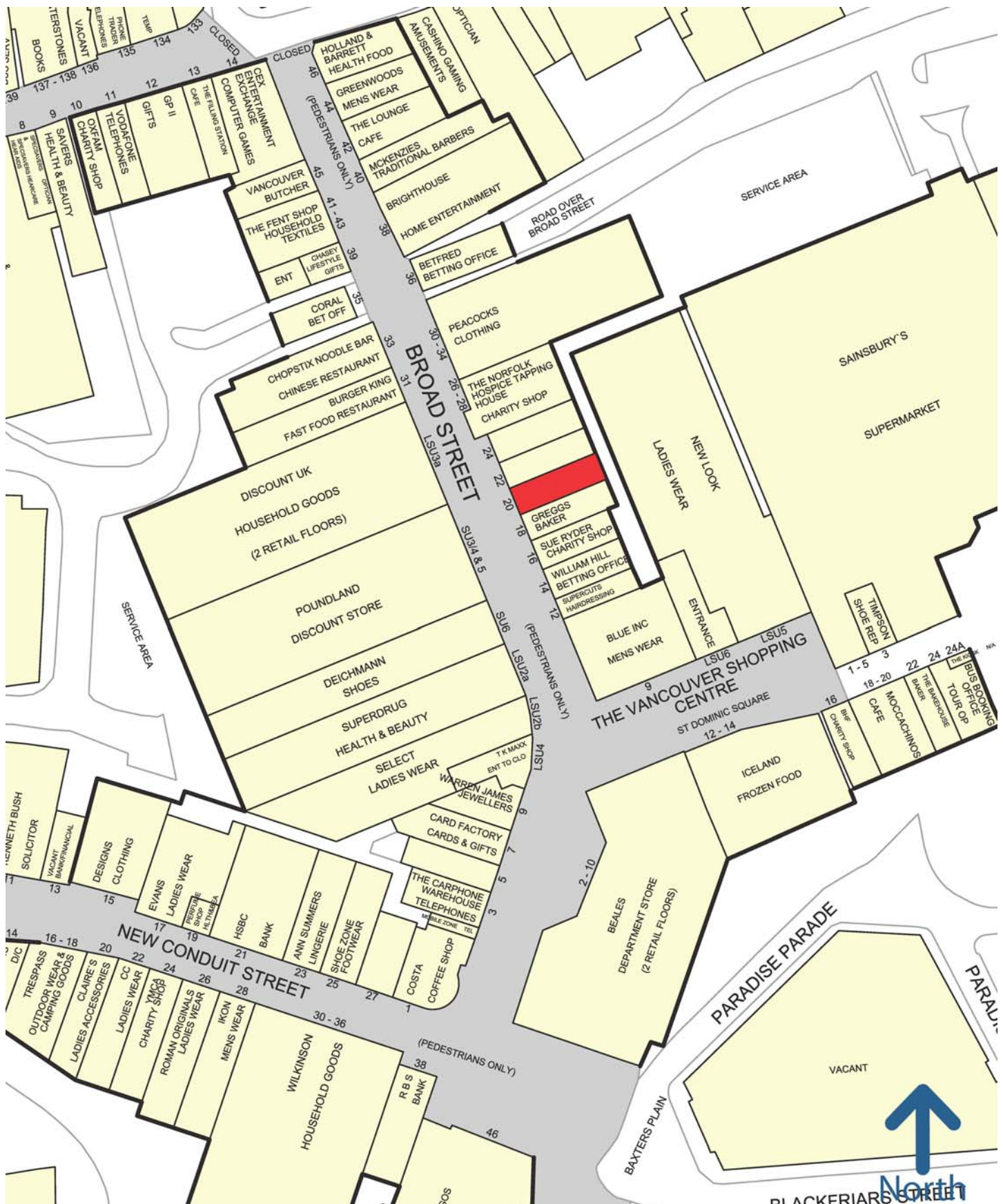
## VIEWING

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