

prime shop to let

24 NEW CONDUIT STREET

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:	19 ft 6 ins	5.94 m
Build Depth:	76 ft	23.17 m
Ground Floor:	1,514 sq ft	140.66 m²
First Floor:	1,404 sq ft	130.44 m²

LEASE TERMS:

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

RENT:

£35,000 per annum exclusive.

SERVICE CHARGE:

The approximate annual service charge is £5,763.

BUSINESS RATES:

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

Rateable value £24,500

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 D. 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:

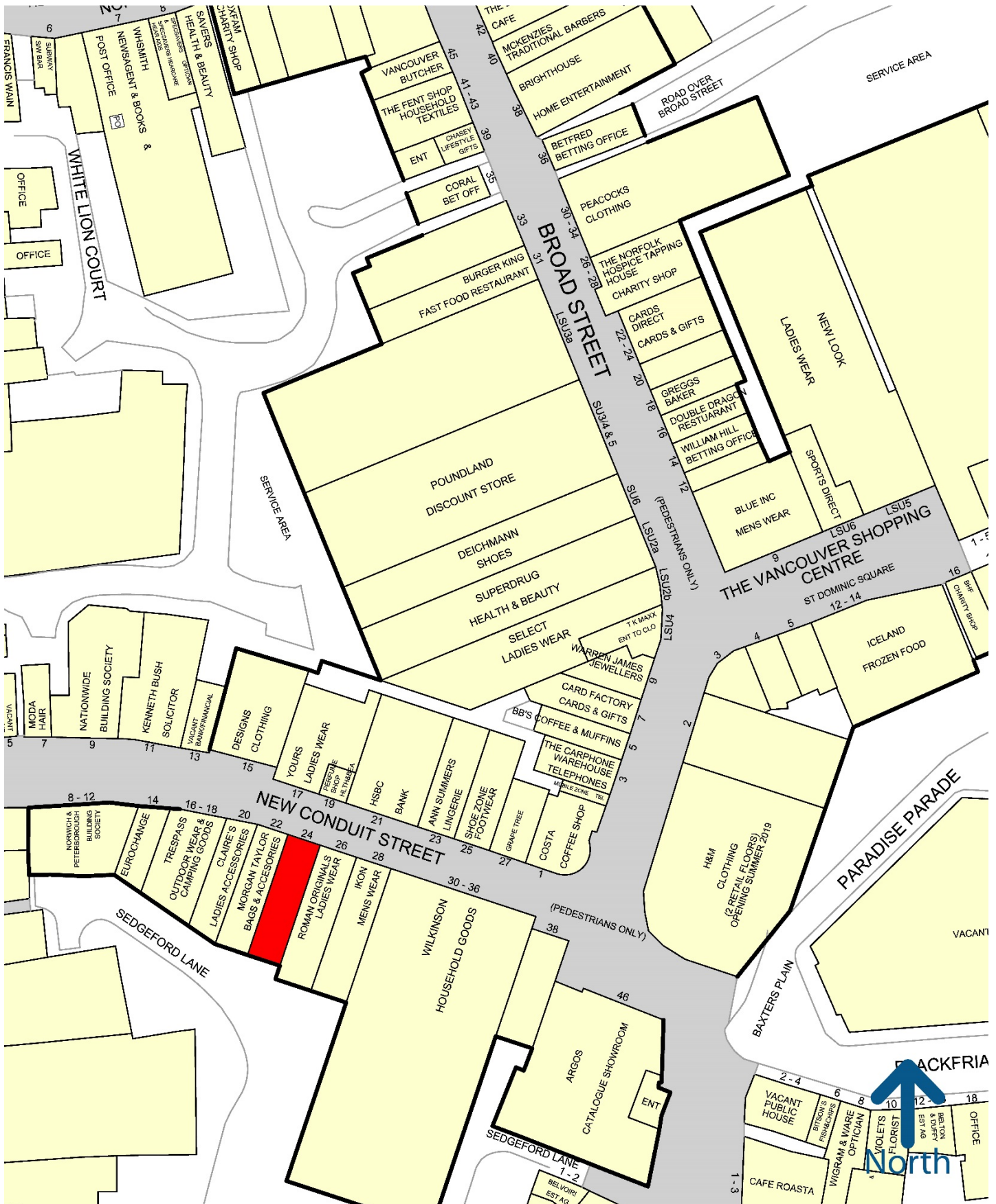
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VIEWING

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