

King's Lynn - Unit 8, 7 Broad Street, The Vancouver Quarter



Location

The Vancouver Quarter is a 400,000 sq ft shopping centre with an average footfall of 165,000 per week. The scheme is anchored by **Sainsbury's**, **Wilkinson** and **Beales Department Store**. The unit is adjacent to **Card Factory** and **The Carphone Warehouse**, nearby **Costa Coffee** and **Argos**.

Accommodation

The property is arranged over ground and first floors, providing the following net internal floor areas:

Floor	Size(ft)	Size(m)
Ground Floor	1,337	124.3
First Floor	1,322	122.9

Term

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£45,000 per annum exclusive.

Rates

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with the Local Authority):-

Rateable Value	UBR (2013/2014)	Rates Payable
£54,500	0.471	£25,670

Interested parties are advised to verify these figures with the Local Authority

Service Charge

The current service charge for 2013 is approximately £6,476.00.

Legal

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing, please contact Jackson Criss on 020 7637 7100.

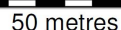
Stuart La Frenais / Tel: +44 (0)207 637 7100
Email: stuartl@jacksoncriss.co.uk

Andy Criss / Tel: +44 (0)207 637 7100
Email: andrewc@jacksoncriss.co.uk

Alternatively, please contact Roche Surveyors on 01603 619 876

Subject to contract





Energy Performance Certificate
Non-Domestic Building

SU8
7 Broad Street
KING'S LYNN
PE30 1DP

Certificate Reference Number:
0796-9248-5830-5500-2703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A₀₋₂₅

B₂₆₋₅₀

◀ 45

This is how energy efficient
the building is.

C₅₁₋₇₅

D₇₆₋₁₀₀

E₁₀₁₋₁₂₅

F₁₂₆₋₁₅₀

G_{Over 150}

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 134
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67.23

Benchmarks

Buildings similar to this
one could have ratings as
follows:

24

If newly built

63

If typical of the
existing stock

