

King's Lynn - Unit E8, 24 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 **Sainsburys**, **Wilkinson** and **Beales Department Store**.

Accommodation

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

Floor	Size(ft)	Size(m)
Ground Floor	934	86.77

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

£24,000 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
£36,250	0.471	£17,074

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

Service Charge

The current service charge for 2013 is approximately £1,810 per annum.

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.

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Alternatively, please contact Roche Surveyors on 01603 619 876

Subject to contract





50 metres

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Energy Performance Certificate
Non-Domestic Building



Unit E8
24 Broad Street
Vancouver Quarter
KING'S LYNN
PE30 1DP

Certificate Reference Number:
0290-0575-3230-5400-5203

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



..... Net zero CO₂ emissions



◀ **68** This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m²):	93
Building complexity (NOS level):	3
Building emission rate (kgCO₂/m²):	101.92

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

80 If typical of the existing stock

