

prime shop to let

5 BROAD STREET

NEW H&M NOW OPEN

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 140,000 per week. The scheme is anchored by **Sainsbury's, Wilko, TK Maxx and H&M.**

ACCOMMODATION:

Dimensions and net internal floor areas:

Internal Width:	22 ft 11 ins	7.00 m
Build Depth:	54 ft 5 ins	16.60 m
Ground Floor:	1,345 sq ft	124.95 m²
First Floor:	1,805 sq ft	167.69 m²

LEASE TERMS:

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

RENT:

£35,000 pax.

SERVICE CHARGE:

The approximate annual service charge is £6,895.

BUSINESS RATES:

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

Rateable value	£26,500
UBR (2021/22)	0.499p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 01553 616200.

ENERGY PERFORMANCE CERTIFICATE:

Band B. Report available on request.

LEGAL COSTS:

Each party is to be responsible for their own costs.

POSTCODE:

PE30 1DT

SUBJECT TO CONTRACT:

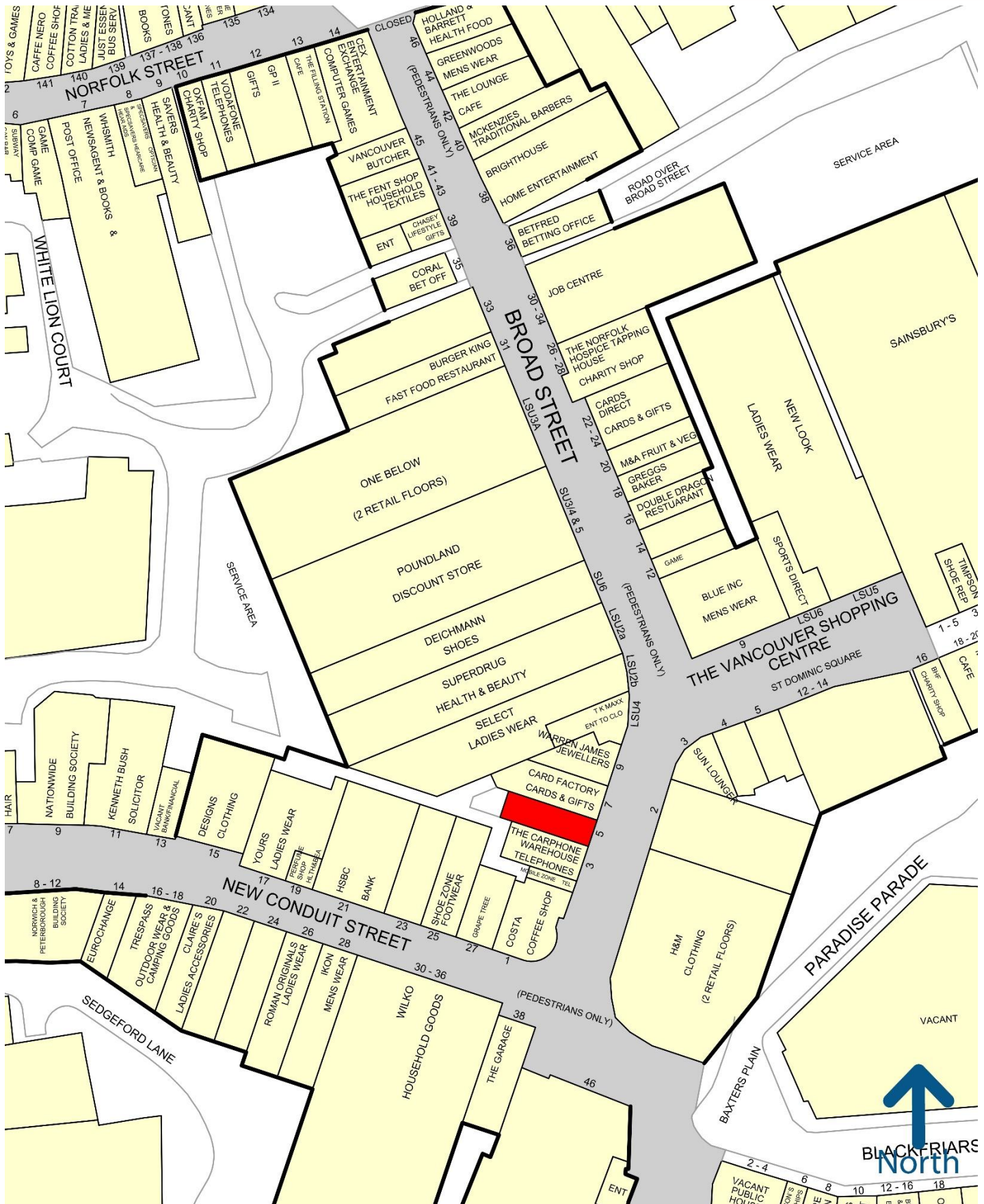
APRIL 2021

VIEWING

Chris Harris
020 7647 4823
chris.harris@gcw.co.uk

Philippe Micheal
020 7647 4815
philippe.micheal@gcw.co.uk





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