

prime shop to let

12-14 ST DOMINIC SQUARE

vancouver

NEW H&M NOW OPEN

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;

<b>Internal Width:</b>	<b>86 ft 5 in</b>	<b>26.04 m</b>
<b>Shop Depth:</b>	<b>69 ft 11 in</b>	<b>21.03 m</b>
<b>Ground Floor:</b>	<b>5,330 sq ft</b>	<b>495.17 m<sup>2</sup></b>
<b>First Floor:</b>	<b>4,052 sq ft</b>	<b>376.44 m<sup>2</sup></b>

**LEASE TERMS:**

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

**RENT:**

£75,000 pax.

**SERVICE CHARGE:**

The approximate annual service charge is £36,590.

**BUSINESS RATES:**

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

Rateable value	£92,500
UBR (2020/21)	0.512p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the local authority on 01553 616200.

**ENERGY PERFORMANCE CERTIFICATE:**

Band E. Report available on request.

**LEGAL COSTS:**

Each party is to be responsible for their own costs.

**POSTCODE:**

PE30 1DL

**SUBJECT TO CONTRACT:**

APRIL 2020

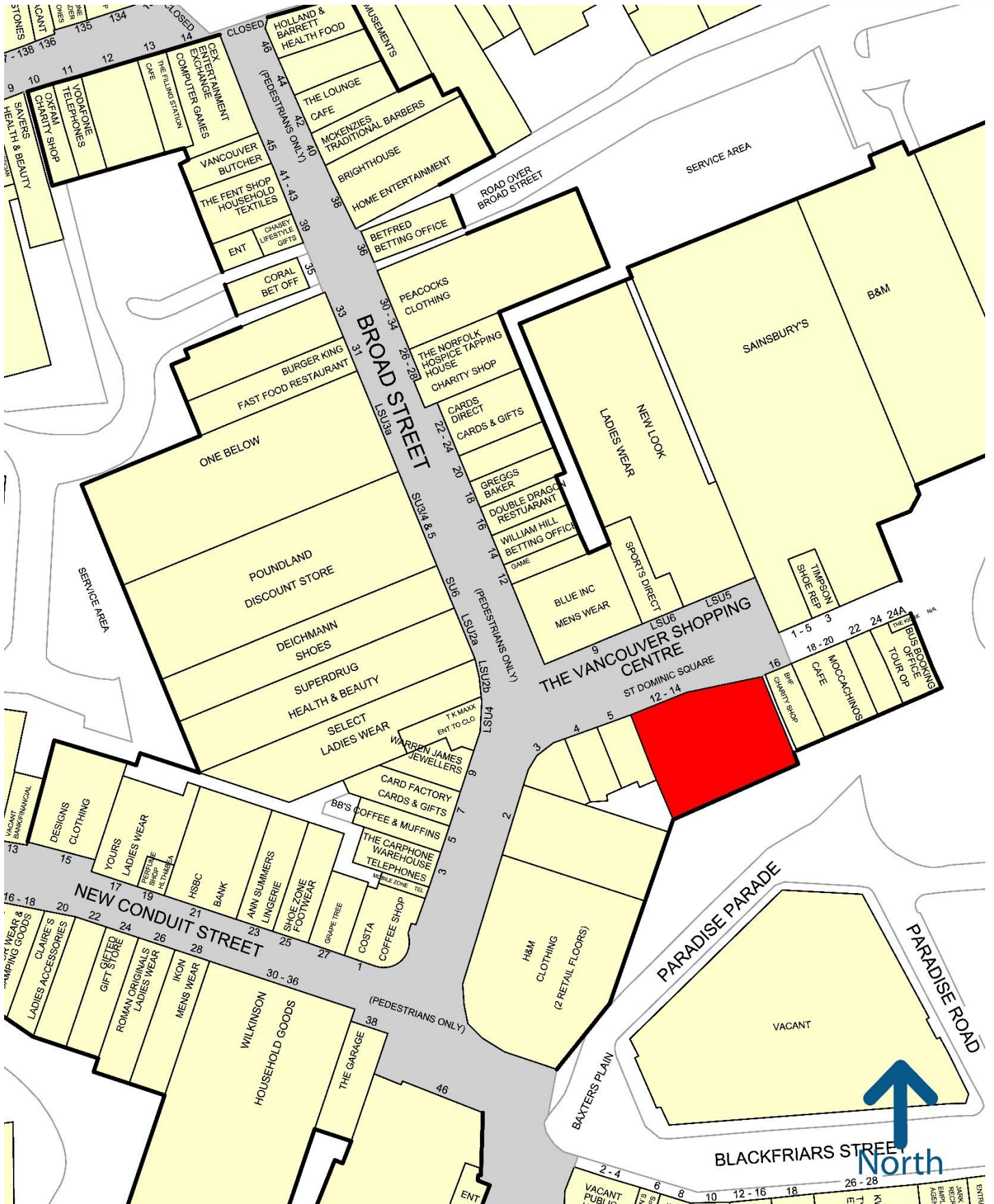
**VIEWING**

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