

# prime shop to let

## 5 BROAD STREET

# vancouver

quarter - King's Lynn



Sainsbury's



NEW LOOK



Superdrug



### 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, Sports Direct, TK Maxx, H&M and Boyes.

### ACCOMMODATION:

Approximate dimensions and net internal 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 m <sup>2</sup>
First Floor:	1,805 sq ft	167.69 m <sup>2</sup>

### 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 £9,822.

### BUSINESS RATES:

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

Rateable Value	£20,000
UBR (2025/26)	0.499p

Interested parties are advised to make their own enquiries with 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 1DP

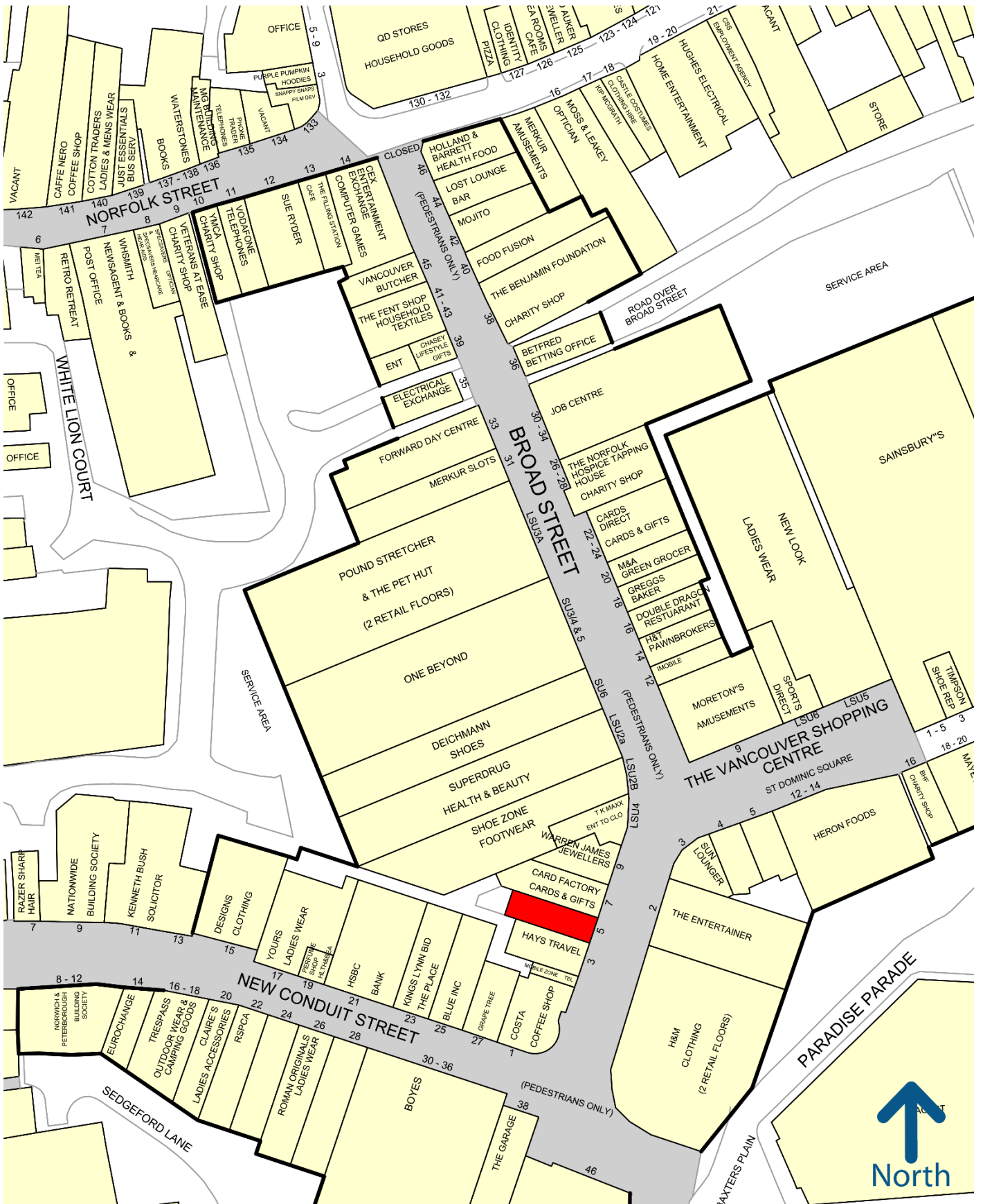
### SUBJECT TO CONTRACT:

MARCH 2025

### VIEWING

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