

# 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;

<b>Internal Width:</b>	<b>22 ft 11 ins</b>	<b>7.00 m</b>
<b>Build Depth:</b>	<b>54 ft 5 ins</b>	<b>16.60 m</b>
<b>Ground Floor:</b>	<b>1,345 sq ft</b>	<b>124.95 m<sup>2</sup></b>
<b>First Floor:</b>	<b>1,805 sq ft</b>	<b>167.69 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:

£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 (2020/21)	0.499p

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 B. Report available on request.

### LEGAL COSTS:

Each party is to be responsible for their own costs.

### POSTCODE:

PE30 1DT

### SUBJECT TO CONTRACT:

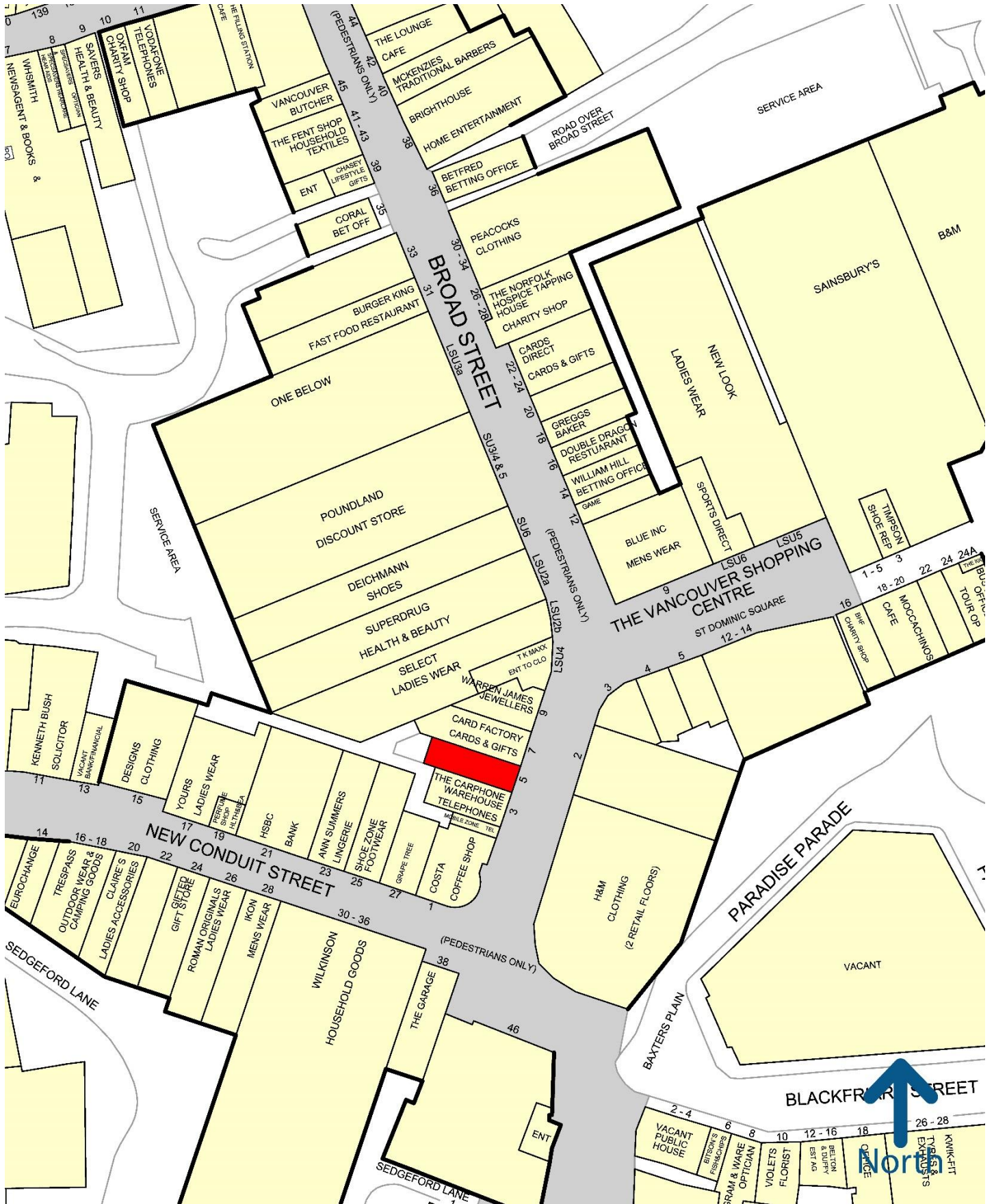
APRIL 2020

### VIEWING

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